

# Redevelopment Plan and Program

## Tax Increment Financing District Central Business District

Village of Westmont, Illinois



**DRAFT**

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## Table of Contents

Introduction .....	1
Project Background .....	1
Tax Increment Financing .....	2
Eligibility of the Proposed TIF District.....	2
Redevelopment Project Area Description.....	3
Legal Description of the TIF District .....	5
Redevelopment Plan and Program .....	9
Purpose of the Redevelopment Plan .....	9
Redevelopment Plan Objectives.....	9
Redevelopment Land Use Plan.....	11
Development Opportunity Sites .....	12
Eligible Project Costs .....	14
Acquisition and Clearance.....	15
Land Disposition .....	15
Public Improvements.....	16
Phasing of Project.....	16
Estimated Project Costs.....	18
Sources of Funds .....	19
Nature and Term of Obligations to be Issued .....	20
Equalized Assessed Valuation.....	20
Affirmative Action .....	21
Payment in Lieu of Taxes.....	21
Provision for Amending the Redevelopment Plan and Program.....	21
Findings of Need for Tax Increment Financing.....	22
Project Area Not Subject to Growth .....	22
Conformance with the Comprehensive Plan of the Village of Westmont .....	23
Date of Completion.....	24
Financial Impact of Redevelopment .....	25
Appendix A – CBD TIF Eligibility Study .....	28
Appendix B – CBD TIF Housing Impact Study .....	29
Appendix C – 2011 Equalized Assessed Valuations for the CBD TIF area (table 3).....	30

## List of Exhibits:

<i>Figure 1: Existing Land Use Map (DRAFT)</i> .....	3
<i>Figure 2: CBD TIF District boundary and redevelopment parcels</i> .....	4
<i>Figure 3: CBD TIF Redevelopment Plan Sites (DRAFT)</i> .....	13
<i>Figure 4: Phasing Plan for the CBD TIF Area</i> .....	17
<i>Figure 5: Subarea plans from the 2012 Draft Comprehensive Plan (Plan pending approval)</i> .....	24
<i>Table 1: Phasing of Redevelopment Projects</i> .....	17
<i>Table 2: Estimated Redevelopment Project Costs</i> .....	18
<i>Table 3: 2011 Equalized Assessed Valuations</i> .....	30

# **INTRODUCTION**

## **PROJECT BACKGROUND**

In 2013, the Village of Westmont adopted its most recent Comprehensive Plan as a means to guide future development in the Village. This plan, as well as the Transit Oriented Plan prepared for the Downtown area in 2000, recommends increasing the number of residential units, commercial (retail and office) space to create a viable and vibrant central business district for the Village. However, the central business district has experienced economic decline, evidenced by excessive vacancies, building and surface deterioration, and other factors that are evidence of lack of investment, and which further contribute to limited interest in new investment in this area. The Village believes that the adoption of this Tax Increment Financing (TIF) plan is a necessary financial tool to help facilitate redevelopment efforts and foster development consistent with its plans and goals for the Central Business District.

This report sets forth the Tax Increment Redevelopment Plan and Program (the “Redevelopment Plan”) for the **Village of Westmont Central Business District TIF Redevelopment Project Area** (“the Project Area”). The proposed Redevelopment Plan seeks to respond to a number of problems and needs within the Project Area that have contributed to the inability of the Central Business District to achieve the vision established by the Village in its recent planning efforts. This Redevelopment Plan is also indicative of a strong commitment and desire on the part of the Village to maintain and revitalize the Project Area as an essential part of Westmont’s economic development program and efforts to enhance its tax base. The goal of the Redevelopment Plan is to strengthen the residential, retail and office components of the Project Area through the maintenance and improvement of existing facilities and the redevelopment of existing obsolete buildings or vacant land for new uses. This Plan is intended to provide a framework for improvements within the Project Area over the 23-year term of the TIF, including the establishment of redevelopment goals, recommended land uses, estimated revenues, and estimated project costs.

In 2012, Teska Associates, Inc. (Teska) initiated a feasibility study, performed site evaluations, and identified public improvement deficiencies to determine the eligibility of the Project Area for TIF. The feasibility study documented the presence of at least 50% of the structures within the Project Area over 35 years of age; the obsolescence of structures; the deterioration of structures and surface improvements; the general lack of community planning within the Project Area; and lack of growth in the equalized assessed value at a rate equivalent to the Village as a whole as principal factors contributing to the eligibility of the Project Area. This evidence enabled Teska to conclude in the Eligibility Study that the Project Area meets the statutory requirements for a “Conservation Area” and could be designated as a “redevelopment project area” under the Illinois TIF Act.

## **TAX INCREMENT FINANCING**

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act in effect after the effective date of Public Act No. 91-478, known as the TIF Reform Law. It shall serve as a guide to all proposed public and private actions in the Redevelopment Project Area. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program sets forth, in general terms, the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible "conservation" or "blighted" areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. The key to this financing tool is that funding does not rely on the taxing power of the municipality alone. The property taxing power of all taxing districts with jurisdiction over the land within the project area can be employed to retire the necessary financial obligations. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

## **ELIGIBILITY OF THE PROPOSED TIF DISTRICT**

Commencing in March of 2012, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed redevelopment project area. The results of the study indicate that the Project Area meets the Act's requirements for a "conservation area," and is eligible to be designated by the Village of Westmont as a "Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in Appendix "A" of this report.

The Project Area qualifies as a "conservation area" under the Act because at least 50% of the structures in the Project Area are at least 35 years old, and because of the presence of at least three (3) of the qualifying conditions. Within the Project Area, the following five (5) qualifying conditions are present:

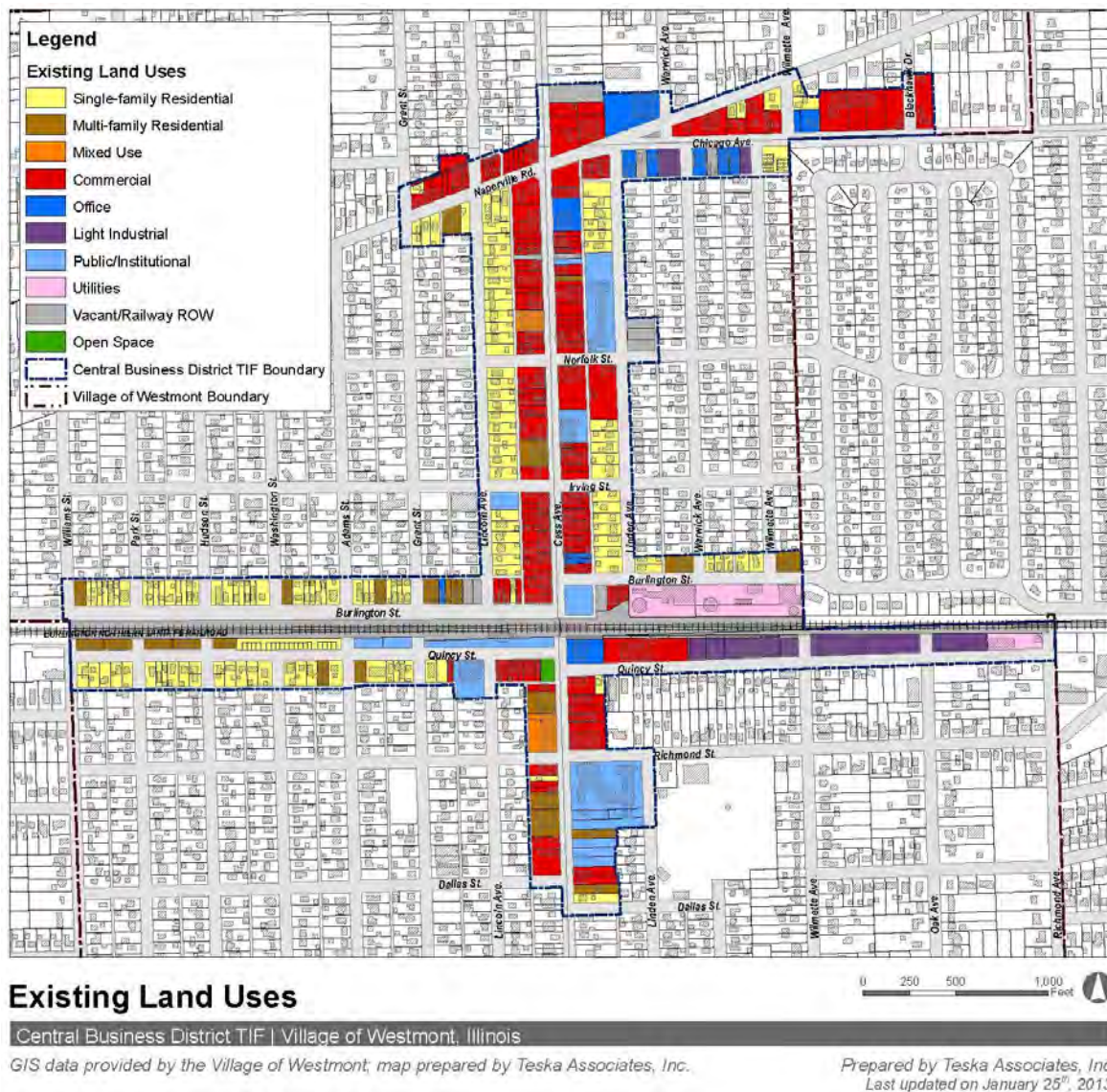
- Deterioration of structures and surface improvements
- Structures below minimum code standards
- Lack of community planning
- Inadequate utilities
- Decline in Equalized Assessed Value (EAV)

Each of these factors, to a meaningful extent, contributes to the eligibility of the Project Area as a "Conservation Area" and each factor is reasonably distributed throughout the study area.

# REDEVELOPMENT PROJECT AREA DESCRIPTION

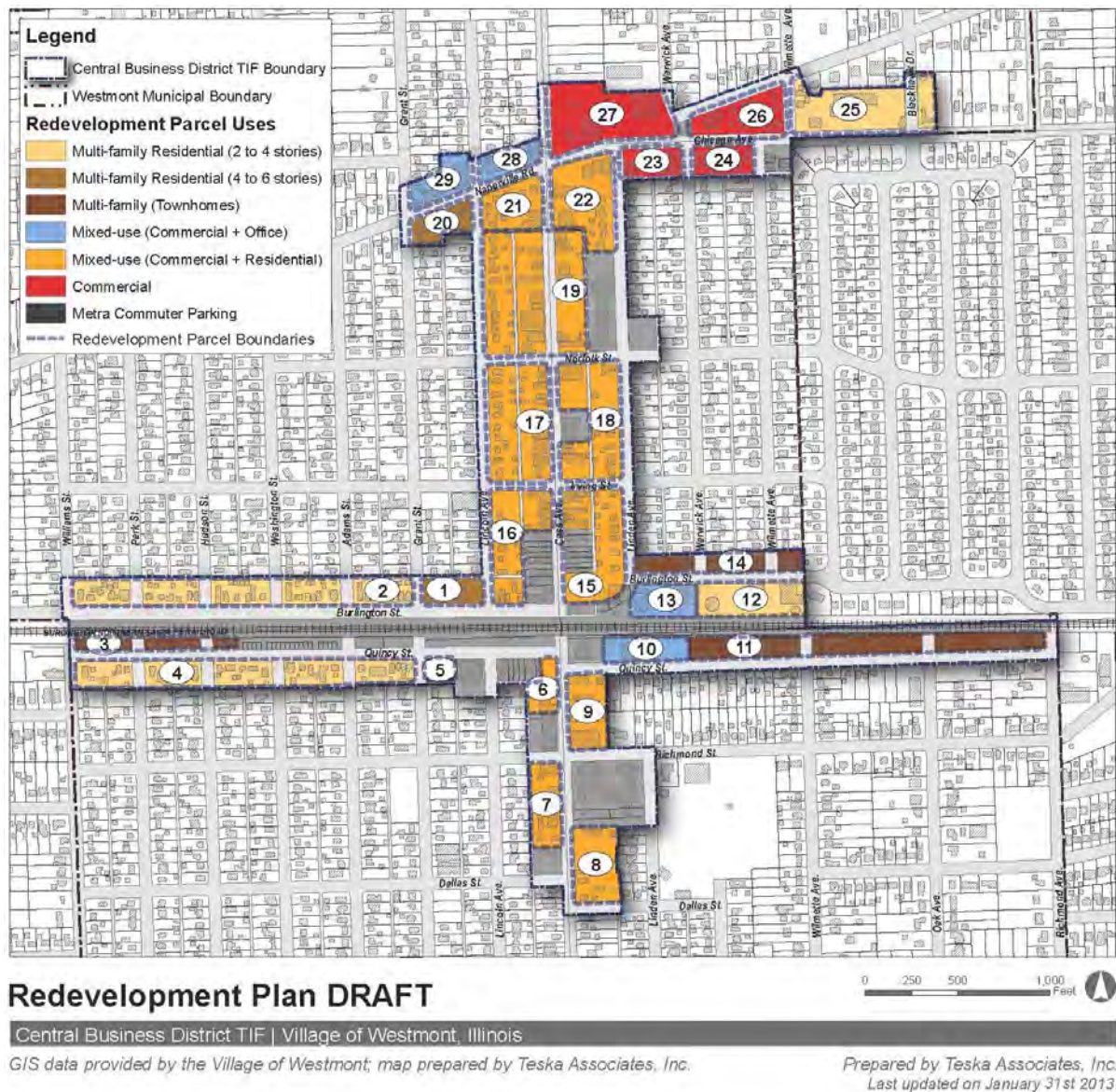
The Project Area consists of the central business district area of the Village of Westmont, including residential, commercial and industrial uses in the vicinity of downtown. The Project Area includes parcels along Cass Avenue from Dallas Street to Naperville Road, parcels along the Burlington Northern Santa Fe Railroad, parcels along Quincy Street and Burlington Street, as well as along Naperville Road and Chicago Avenue. The exact boundary of the Project Area is shown on the map below (Figure 1). This area includes commercial, residential, institutional and light industrial uses, as well as public works facilities. Covering approximately 144 acres, the Project Area contains 441 structures on 410 parcels, and covers approximately 44 blocks or parts thereof. Figure 1 indicates the existing land uses and Figure 2 illustrates the boundaries of the Project Area.

**Figure 1: Existing Land Use Map (DRAFT)**



A major portion of the property within the Project Area is zoned B-1: *Limited Business* and B-2: *General Business*, which is intended for general commercial economic uses within the Central Business District (CBD) area. The adjacent properties surrounding the CBD area contain mostly residential zoning classifications and support single-family residential uses. The Burlington Northern Santa Fe (BNSF) Railroad and railway right-of-way area, as well as public works facilities are also within the study area.

**Figure 2: CBD TIF District boundary and redevelopment parcels**



## **LEGAL DESCRIPTION OF THE TIF DISTRICT**

The legal description of the Project Area is as follows:

### **VILLAGE OF WESTMONT DOWNTOWN TIF DISTRICT LEGAL DESCRIPTION**

1 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHEAST  
2 QUARTER AND SOUTHEAST QUARTER OF SECTION 9 AND ALSO PART OF THE NORTHWEST  
3 QUARTER AND SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 38 NORTH,  
4 RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
5

6 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DALLAS STREET AND THE WEST  
7 LINE OF CASS AVENUE, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF LOT  
8 1 IN BLOCK 15 IN WESTMONT SUBDIVISION;

9 THENCE WEST ALONG SAID SOUTH LINE OF DALLAS STREET TO THE NORTHEAST CORNER  
10 OF LOT 20 IN BLOCK 15;

11 THENCE NORTH ALONG THE EAST LINE OF LOTS 21 THRU 30 IN BLOCK 14 AND  
12 CONTINUING NORTH ALONG THE EAST LINE OF LOTS 23 THRU 28 IN BLOCK 1 IN SAID  
13 WESTMONT SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 28 IN BLOCK 1 IN  
14 WESTMONT SUBDIVISION;

15 THENCE WEST ALONG THE NORTH LINE OF SAID LOT 28 IN BLOCK 1 IN SAID WESTMONT  
16 SUBDIVISION AND CONTINUING WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH  
17 LINE TO A POINT ON THE WEST LINE OF LINCOLN STREET;

18 THENCE SOUTH ALONG THE WEST LINE OF SAID LINCOLN STREET TO THE SOUTHEAST  
19 CORNER OF LOT 1 IN WESTMONT VILLAGE HALL RESUBDIVISION;

20 THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF  
21 SAID LOT 1 AND CONTINUING WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTH  
22 LINE TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 2 IN WESTMONT SUBDIVISION;

23 THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 IN BLOCK 2 TO THE NORTHEAST  
24 CORNER OF SAID LOT 22 IN BLOCK 2;

25 THENCE WEST ALONG THE NORTH LINE OF SAID LOT 22 IN BLOCK 2 AND CONTINUING  
26 ALONG THE NORTH LINE OF LOT 11 AND LOT 22 IN BLOCK 3 IN WESTMONT SUBDIVISION  
27 TO THE NORTHWEST CORNER OF LOT 22 IN BLOCK 3 IN SAID WESTMONT SUBDIVISION;  
28 THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK  
29 4 IN WESTMONT SUBDIVISION;

30 THENCE WEST ALONG THE NORTH LINE OF LOT 6 AND 17 IN BLOCK 4 AND THE NORTH  
31 LINE OF LOT 6 AND 17 IN BLOCK 5 AND THE NORTH LINE OF LOT 6 AND 17 IN BLOCK 6  
32 AND THE NORTH LINE OF LOT 6 AND 17 IN BLOCK 7 IN WESTMONT SUBDIVISION AND THE  
33 WESTERLY EXTENSION OF SAID NORTH LINE TO A POINT ON THE WEST LINE OF THE EAST  
34 HALF OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL  
35 MERIDIAN, SAID LINE ALSO BEING THE CENTER LINE OF WILLIAMS STREET;

36 THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 9 TO THE  
37 WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 18 IN A.T. MCINTOSH &  
38 COMPANY'S FAIRMONT HEIGHTS;

39 THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18 IN  
40 BLOCK 17 AND THE SOUTH LINE OF LOT 18 AND 7 IN BLOCK 18 AND THE NORTH LINE OF  
41 LOT 18 AND 7 IN BLOCK 17 AND THE NORTH LINE OF LOT 18 AND 7 IN BLOCK 16 AND THE  
42 NORTH LINE OF LOT 18 AND 7 IN BLOCK 15 AND THE NORTH LINE OF LOT 18 AND 7 IN  
43 BLOCK 14 AND THE NORTH LINE OF LOT 18 AND 7 IN BLOCK 13 TO THE SOUTHEAST  
44 CORNER OF LOT 7 IN BLOCK 13 IN SAID A.T. MCINTOSH & COMPANY'S FAIRMONT HEIGHTS,  
45 SAID CORNER ALSO BEING ON THE WEST LINE OF LINCOLN STREET;

46 THENCE NORTH ALONG THE WEST LINE OF LINCOLN STREET TO THE NORTHEAST CORNER  
47 OF LOT 4 IN BLOCK 2 IN A.T. MCINTOSH & COMPANY'S FAIRMONT HEIGHTS;

48 THENCE WEST ALONG THE NORTH LINE OF LOT 4 IN BLOCK 2 TO THE NORTHWEST  
49 CORNER OF SAID LOT 4 IN BLOCK 2;  
50 THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 24 IN  
51 BLOCK 2 IN SAID A.T. MCINTOSH & COMPANY'S FAIRMONT HEIGHTS;  
52 THENCE WEST ALONG THE NORTH LINE OF LOT 24 IN BLOCK 2 AND THE WESTERLY  
53 EXTENSION OF SAID NORTH LINE TO A POINT ON THE WEST LINE OF GRANT STREET;  
54 THENCE NORTH ALONG THE WEST LINE OF GRANT STREET TO THE INTERSECTION WITH  
55 THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOT 24 IN BLOCK 2 IN A.T.  
56 MCINTOSH & COMPANY'S FAIRMONT GARDENS RESUBDIVISION;  
57 THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF LOT 24 AND 12 IN BLOCK 2 IN SAID  
58 A.T. MCINTOSH & COMPANY'S FAIRMONT HEIGHTS AND CONTINUING NORTHEASTERLY  
59 ALONG THE SOUTH LINE OF LOT 22 IN BLOCK 1 TO A CORNER OF SAID LOT 22;  
60 THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 22 IN BLOCK 1 TO THE  
61 SOUTHEASTERLY CORNER OF SAID LOT 22;  
62 THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOTS 21 THRU 11 IN BLOCK 1 IN A.T.  
63 MCINTOSH & COMPANY'S FAIRMONT GARDENS RESUBDIVISION TO THE NORTHEAST  
64 CORNER OF SAID LOT 11, SAID CORNER ALSO BEING ON THE WEST LINE OF CASS AVENUE;  
65 THENCE NORTH ALONG THE WEST LINE OF CASS AVENUE TO THE INTERSECTION WITH THE  
66 WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 16 IN A.T. MCINTOSH &  
67 COMPANY'S WESTMONT ACRES;  
68 THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8 IN  
69 BLOCK 16 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 8 TO THE  
70 NORTHEAST CORNER OF SAID LOT 8 IN BLOCK 16;  
71 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 IN BLOCK 16 TO THE NORTHWEST  
72 CORNER OF LOT 6 IN BLOCK 16;  
73 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 IN BLOCK 16 AND CONTINUING  
74 EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6 TO A POINT ON  
75 THE EAST LINE OF WARWICK AVENUE;  
76 THENCE SOUTH ALONG THE EAST LINE OF WARWICK AVENUE TO THE INTERSECTION WITH  
77 THE NORTH LINE OF NAPERVILLE ROAD;  
78 THENCE NORTHEASTERLY ALONG THE NORTH LINE OF NAPERVILLE ROAD TO THE  
79 INTERSECTION WITH THE EAST LINE OF WILMETTE AVENUE;  
80 THENCE SOUTHEASTERLY ALONG A LINE TO THE TO THE NORTHEAST CORNER OF LOT 1 IN  
81 GILLETTE RESUBDIVISION;  
82 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF  
83 SAID LOT 1;  
84 THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN SAID GILLETTE RESUBDIVISION TO THE  
85 SOUTHEAST CORNER OF SAID LOT 2;  
86 THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF  
87 LOT 5 IN BLOCK 2 IN A.T. MCINTOSH & COMPANY'S RESUBDIVISION WARREN-KENNEY 2<sup>ND</sup>  
88 ADDITION;  
89 THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 5 THRU 8 IN BLOCK 2 TO THE  
90 NORTHEAST CORNER OF SAID LOT 8 IN BLOCK 2, SAID CORNER ALSO BEING ON THE WEST  
91 LINE OF BLACKHAWK DRIVE;  
92 THENCE NORTHEASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF BLACKHAWK  
93 DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN BLOCK 1 IN A.T.  
94 MCINTOSH & COMPANY'S RESUBDIVISION WARREN-KENNEY 2<sup>ND</sup> ADDITION;  
95 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 IN BLOCK 1 TO THE NORTHEAST  
96 CORNER THEREOF;  
97 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 IN BLOCK 1 AND CONTINUING  
98 ALONG THE SOUTHERLY EXTENSION OF SAID LOT 7 TO A POINT ON THE SOUTH LINE OF  
99 SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN;  
100 THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 3 TO THE SOUTHWEST CORNER  
101 OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

102 THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER  
 103 OF SECTION 10 TO THE NORTHEAST CORNER OF NOTTING ROW ASSESSMENT PLAT;  
 104 THENCE SOUTH ALONG THE EAST LINE OF SAID NOTTING ROW ASSESSMENT PLAT TO THE  
 105 SOUTHEAST CORNER THEREOF;  
 106 THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK  
 107 A IN A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT;  
 108 THENCE WEST ALONG THE NORTH LINE OF LOT 3 IN BLOCK 1 AND ALSO THE NORTH LINE  
 109 OF LOT 6 AND 35 IN BLOCK 2 AND ALSO THE NORTH LINE OF LOT 6 AND 35 IN BLOCK 3 IN  
 110 A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT TO THE NORTHWEST CORNER  
 111 OF LOT 35 IN BLOCK 3 IN A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT,  
 112 SAID CORNER ALSO BEING ON THE EAST LINE OF LINDEN AVENUE;  
 113 THENCE SOUTH ALONG THE EAST LINE OF LINDEN AVENUE TO THE NORTHWEST CORNER  
 114 OF LOT 23 IN BLOCK 3 IN SAID A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO  
 115 WESTMONT;  
 116 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23 IN BLOCK 3 TO THE NORTHEAST  
 117 CORNER OF SAID LOT 23;  
 118 THENCE SOUTH ALONG THE EAST LINE OF LOTS 23 THRU 21 AND THE SOUTHERLY  
 119 EXTENSION OF THE EAST LINE OF SAID LOT 21 TO A POINT ON THE SOUTH LINE OF  
 120 NORFOLK STREET;  
 121 THENCE WEST ALONG THE SOUTH LINE OF NORFOLK STREET TO THE NORTHWEST CORNER  
 122 OF LOT 20 IN BLOCK 6 IN A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT;  
 123 THENCE SOUTH ALONG THE EAST LINE OF LINDEN AVENUE TO THE SOUTHWEST CORNER  
 124 OF LOT 9 IN BLOCK 11 IN A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT;  
 125 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN JOSEPH GAJDA RESUBDIVISION  
 126 AND CONTINUING ALONG THE NORTH LINE OF LOTS 2 AND 1 IN ELZA'S RESUBDIVISION  
 127 OF LOT 7 IN BLOCK 11 AND CONTINUING ALONG THE NORTH LINE OF LOT 8 IN BLOCK 10  
 128 IN A.T. MCINTOSH & COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT AND CONTINUING ALONG  
 129 THE NORTH LINE OF LOTS 2 AND 1 IN VACLAV SLEZAD SUBDIVISION OF THE ESTATE AND  
 130 CONTINUING ALONG THE NORTH LINE OF LOT 7 IN BLOCK 9 IN A.T. MCINTOSH &  
 131 COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT TO THE NORTHEAST CORNER THEREOF;  
 132 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 IN BLOCK 9 TO THE SOUTHEAST  
 133 CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTH LINE OF BURLINGTON  
 134 AVENUE;  
 135 THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 13 IN A.T. MCINTOSH &  
 136 COMPANY'S 1<sup>ST</sup> ADDITION TO WESTMONT, SAID CORNER ALSO BEING ON THE SOUTH LINE  
 137 OF BURLINGTON AVENUE;  
 138 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK 13 AND CONTINUING  
 139 SOUTH ALONG THE EAST LINE OF LOT 23 IN BLOCK 13 TO THE SOUTHEAST CORNER  
 140 THEREOF, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE  
 141 BURLINGTON, NORTHERN, SANTA FE RAILWAY;  
 142 THENCE EAST ALONG SAID NORTH RAILWAY RIGHT-OF-WAY LINE TO A POINT ON THE EAST  
 143 LINE OF THE NORTHWEST QUARTER OF SECTION 10;  
 144 THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST QUARTER AND CONTINUING  
 145 SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO A  
 146 INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF QUINCY STREET;  
 147 THENCE WEST ALONG THE SOUTH LINE OF QUINCY STREET TO THE NORTHWEST CORNER  
 148 OF LOT 5 IN BLOCK 2 IN SAID A.T. MCINTOSH & COMPANY'S FAIRMONT PARK;  
 149 THENCE SOUTH ALONG THE WEST LINE OF LOT 5 IN BLOCK 2 AND CONTINUING SOUTH  
 150 ALONG THE WEST LINE OF LOT 24 IN BLOCK 2 TO THE SOUTHWEST CORNER OF LOT 24 IN  
 151 BLOCK 2, SAID CORNER BEING ON THE NORTH LINE OF RICHMOND STREET;  
 152 THENCE EAST ALONG THE NORTH LINE OF RICHMOND STREET TO THE INTERSECTION WITH  
 153 THE NORTHERLY EXTENSION OF THE EAST LINE OF LINDEN AVENUE;  
 154 THENCE SOUTH ALONG THE EAST LINE OF LINDEN AVENUE TO THE EASTERLY EXTENSION  
 155 OF THE NORTH LINE OF LOT 2 IN REITMAYER'S RESUBDIVISION;

156 THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2 TO  
157 THE NORTHEAST CORNER OF LOT 2 IN REITMAYER'S RESUBDIVISION;  
158 THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO A POINT ON A LINE 150 FEET  
159 WEST OF THE NORTHEAST CORNER THEREOF;  
160 THENCE SOUTH ALONG A LINE 150 FEET WEST OF THE EAST LINE OF SAID LOT 2 TO A POINT  
161 ON THE SOUTH LINE OF LOT 3 THEREOF;  
162 THENCE WEST ALONG THE SOUTH LINE OF LOT 3 TO A POINT ON A LINE 161.6 FEET WEST  
163 OF THE SOUTHEAST CORNER OF SAID LOT 3;  
164 THENCE SOUTH ALONG A LINE 161.6 FEET WEST OF THE EAST LINE OF SAID LOT 3 TO A  
165 POINT ON THE NORTH LINE OF LOT 7;  
166 THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO A POINT ON A LINE 150 FEET WEST OF  
167 THE NORTHEAST CORNER OF SAID LOT 7;  
168 THENCE SOUTH ALONG A LINE 150 FEET WEST OF THE EAST LINE OF SAID LOT 7 TO A POINT  
169 ON THE NORTH LINE OF LOT 8;  
170 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 TO A POINT ON A LINE 144 FEET  
171 WEST OF THE EAST LINE OF SAID LOT 8;  
172 THENCE SOUTH ALONG A LINE 144 FEET WEST OF THE EAST LINE OF SAID LOT 8 TO A POINT  
173 ON THE NORTH LINE OF DALLAS STREET;  
174 THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF A LINE 144 FEET WEST OF THE EAST  
175 LINE OF SAID LOT 8 TO A POINT ON THE SOUTH LINE OF DALLAS STREET;  
176 THENCE WEST ALONG THE SOUTH LINE OF DALLAS STREET AND THE WESTERLY EXTENSION  
177 OF THE SOUTH LINE OF DALLAS STREET TO A POINT ON THE WEST LINE OF CASS AVENUE;  
178 THENCE NORTH ALONG THE WEST LINE OF CASS AVENUE TO THE POINT OF BEGINNING,  
179 ALL IN DUPAGE COUNTY, ILLINOIS,

## **REDEVELOPMENT PLAN AND PROGRAM**

The revitalization of the Redevelopment Project Area is a large and complex undertaking that presents many challenges and opportunities for the Village. The success of this effort will depend on the cooperation between the private sector and the local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the designated Project Area. The adoption of this Redevelopment Area Plan and Program will aid in the implementation of the goals and objectives identified in the Village of Westmont's 2012 Comprehensive Plan (hereinafter the "Village Comprehensive Plan") and will assist in stimulating redevelopment and rehabilitation in this area which otherwise could not reasonably be anticipated to develop without the adoption of this Plan and Program. Through public investment, the area will become an environment and setting that will attract private investment.

The Act describes the Redevelopment Plan as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area."

The successful implementation of the Redevelopment Area Plan and Program requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Redevelopment Area would not reasonably be developed and improved without the use of such incremental revenues.

As required for the adoption of this Redevelopment Plan and Program, pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, a Housing Impact Study has been completed and is attached (Appendix B – CBD TIF Housing Impact Study) as more than ten (10) inhabited residential units may need relocation in order to complete the plan.

### **PURPOSE OF THE REDEVELOPMENT PLAN**

Pursuant to the "Tax Increment Allocation Redevelopment Act," the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

1. Eradicating blighting conditions and instituting conservation measures;
2. Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
3. Improving existing public utilities within the area; and by
4. Enhancing the overall quality of the Village of Westmont.

### **REDEVELOPMENT PLAN OBJECTIVES**

The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those discussed in the Subarea Plan of the Village Comprehensive Plan. They are summarized below:

- **Promote a variety and concentration of uses.** The Village of Westmont should encourage an intensive development pattern that will provide a substantial employment and residential base. Development should contain a mix of uses, including office, retail and support services, restaurants, entertainment, housing, and recreational opportunities. Vehicular circulation and parking should be managed to ensure that these functions are supportive but do not dominate the pedestrian orientation of the Downtown area.
- **Promote Westmont as a center of business activity and economic growth both locally and regionally.** Downtown Westmont should support the economic needs of local residents and residents in neighboring communities. The Village should capitalize on this asset through the promotion of economic activity within this Central Business District area, not only concentrating on local needs, but those of regional customers as well for the northern portion of this area along Chicago Ave and Naperville Road.
- **Promote and enhance the Central Business District as a viable commercial district.** A concerted effort should be made to encourage aesthetic improvements and to attract appropriate land uses within the Central Business District. The public sector should work with business owners, community residents, and the private sector to overcome constraints and capitalize on the opportunities and strengths of the Central Business District.
- **Strengthen the Central Business District residential function.** An expanded residential population can extend the hours of activity beyond working hours, provide support to expanded retail and entertainment uses, and provide an impetus for quality infrastructure and services. New, higher density residential uses in the Central Business District should accommodate a variety of household types and income levels.
- **Strengthen the Central Business District's commercial function and encourage business development that maximizes links to related businesses, infrastructure, and customers.** New and expanded commercial uses within the Downtown should accommodate a variety and mix of commercial and office uses that are compatible and that complement the existing uses within the Downtown.
- **Enhance the marketability of vacant and underutilized properties and encourage private investment to strengthen the community's tax base.** The Village should work internally or with a private agency to effectively market all vacant or underutilized properties in an effort to attract new commercial investment. Additionally, efforts should also be made to retain the existing, viable uses that contribute to the desired quality and the ultimate vision of the Central Business District area.
- **Enhance the overall quality of the Village of Westmont and the welfare of its residents.** The Central Business District is the Village's downtown area. Through appropriate planning efforts, the Village should work with other public agencies and the private sector to eliminate or mitigate deteriorated or blighted conditions within the Project Area.
- **Create a safe and attractive pedestrian environment.** Improvements to the visual character, comfort, and convenience of the pedestrian experience will help draw increasing numbers of people to the Downtown. Streetscape and public space improvements should include adequate walkway widths, improved crosswalks, quality paving, clear signage, appropriate lighting, and attractive public gathering spaces.

- ***Develop a distinctive image and identity.*** A unified approach to design and development should be encouraged within the Central Business District in order to create a unique and positive community identity, foster community pride, reinforce its downtown character, and distinguish it from other downtowns. Design guidelines should be established that promote a sound economic and physical design approach that respects the character of Downtown Westmont.
- ***Encourage public/private partnerships.*** The success of the Comprehensive Plan for the Central Business District area is dependent upon the private and public sectors working together toward the revitalization of the Downtown as a whole, further eliminating the conditions which, if continued, will likely result in a lack of investment or even disinvestment in the Downtown. Beyond cost-sharing for infrastructure, partnerships can be applied to joint-venture developments, decision-making, education, marketing, maintenance, and the implementation of new projects.
- ***Emphasize action and tangible results.*** Tangible results can ensure continued interest and enthusiasm both by the citizens of Westmont as well as the development community. Specific short-term, highly visible projects will demonstrate the commitment of the public sector to the revitalization of the Downtown.

## REDEVELOPMENT LAND USE PLAN

The aim of the Redevelopment Plan is the revitalization of the Project Area as a vibrant mixed-use urban center which contributes to the health and vitality of the Village of Westmont. The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are largely based upon the guidelines and development opportunities presented in the Village Comprehensive Plan, except as amended herein.

*Figure 1* depicts current land uses, and *Figure 3* shows the anticipated land uses at completion of project activities. Key redevelopment sites within the CBD TIF area are shown as either “Mixed-Use”, “Multi-Family”, “Commercial”, or “Office”. This plan also identifies the new and/or reconfigured parking facilities, existing buildings anticipated to be rehabilitated, and the existing buildings to be maintained.

Properties designated for “Mixed-Use” are anticipated to support multi-level structures with street level space occupied by retail, restaurant, or other commercial activities that serve the public with upper stories occupied by multi-family residential units, office space, or a combination of both. “Multi-Family” sites are anticipated to support two to three level townhomes, two to four story multi-family buildings and four to six story multi-family buildings. “Commercial” uses are anticipated to support new retail uses in one (1) to two (2) level structures oriented towards the principal roadway. Properties designated for “Office” uses are anticipated to support both single and multi-level professional office activities. The anticipated buildings are projected to be taller than existing development within the Downtown area, to ensure economic feasibility and to further expand the residential and commercial base.

With regard to parking supply and demand, some general assumptions have been made. In particular, all existing parking quantities for existing uses to remain must be provided in addition to the accommodation of all new parking demand generated by the new uses. In order to provide the amount of required parking as reflected in the Zoning Ordinance, a 10% reduction in parking demand is proposed to account for the proximity of the project area to mass transit, and a 15% reduction in parking spaces due to the potential for shared parking between different

land uses is also recommended. These parking reductions are warranted based on the experience of similar downtown projects.

Parking will be provided in a combination of surface lots, on-street spaces, and in above and below ground parking structures. All identified redevelopment sites are anticipated to provide on-site parking for the planned use with additional parking being accommodated by on-site structured parking (above or below grade), existing parking facilities (surface lots and garages) and on-street parking.

The Redevelopment Land Use Plan shall serve as a guideline for the Project Area. It is not meant to establish specific requirements and should not be rigidly interpreted. Adjustments may be made in response to market conditions and other key factors as long as they remain consistent with the Village's overall goals and objectives for the Central Business District area. This Redevelopment Plan is consistent with the Village's 2012 Comprehensive Plan Update, and is intended to be the primary vehicle for implementing the goals and objectives of said Plan.

## DEVELOPMENT OPPORTUNITY SITES

The TIF Redevelopment Plan Sites exhibit, or *Figure 3*, identifies twenty-nine (29) key redevelopment opportunity sites within the Project Area. Recommendations for these sites, including the anticipated land uses and general design characteristics, are described below. It should be noted that these recommendations may not be the only appropriate redevelopment opportunities for each individual site and throughout the Central Business District area, nor should they be viewed as a limitation to redevelopment potential. Also, the Village does not intend to acquire, clear, or assemble any properties within the Project Area at this time. They are posed here as a guide to suggest the anticipated intent and scale of each identified redevelopment project site. The estimated revenue and cost forecasts used in this report have also been generated from the redevelopment activities which follow.

- **Multifamily Residential Use (2 to 4 stories)**

Sites 2, 4, 12, 17 and 25 shown on *Figure 3* are anticipated to be redeveloped as a two (2) to four (4) story multi-family residential developments. On-site surface parking as well as one (1) level of structured or underground parking for all the sites are to be provided to meet the parking requirements for the anticipated dwelling units.

- **Multifamily Residential Use (4 to 6 stories)**

Sites 1 and 20 shown on *Figure 3* are anticipated to be redeveloped as four (4) to six (6) story multi-family residential developments. On-site surface parking, one (1) level of underground parking and one (1) level of structured parking are anticipated to be provided to meet the parking requirements for the anticipated dwelling units.

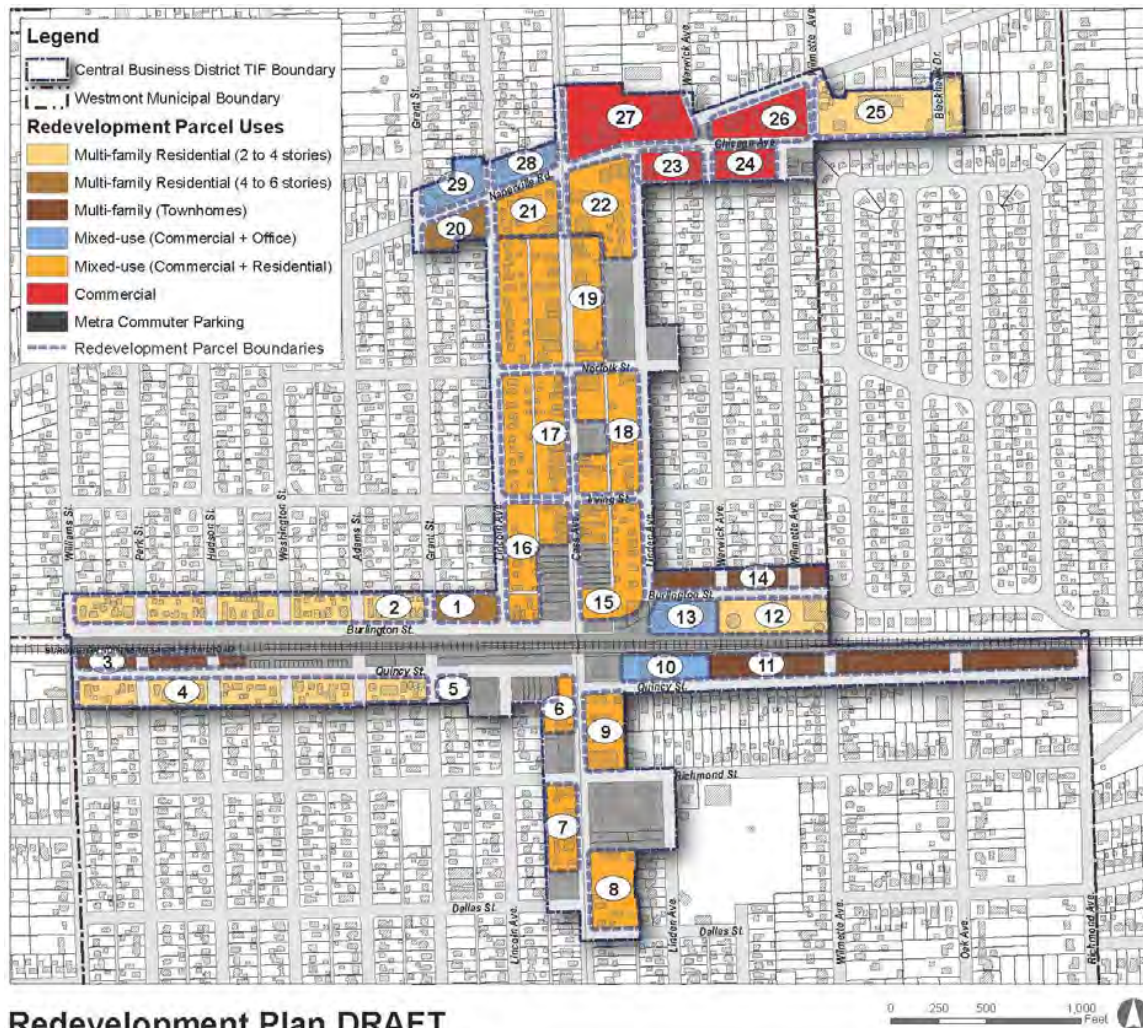
- **Multifamily Residential Use (2 to 3 story townhomes)**

Sites 3, 11 and 14 shown on *Figure 3* are anticipated to be redeveloped as two (2) to three (3) story townhomes. On-site garage and surface parking is anticipated for all the townhomes to meet the parking requirements.

- **Metra Parking (structured parking)**

Site 5 is anticipated to accommodate the future parking requirements for Metra commuters. A four story structured parking is anticipated to accommodate around 200 parking stalls for commuters at this location. These spaces will also be used for public parking during non-peak commuter hours.

Figure 3: CBD TIF Redevelopment Plan Sites (DRAFT)



## Redevelopment Plan DRAFT

Central Business District TIF | Village of Westmont, Illinois

GIS data provided by the Village of Westmont; map prepared by Teska Associates, Inc.

Prepared by Teska Associates, Inc.  
Last updated on January 31st 2013

- Single Story Commercial or Light Industrial Use**

Sites 23, 24, 26 and 27 shown on Figure 3 are anticipated to be redeveloped as single story auto-oriented commercial developments. Site 26 may alternately be used for the relocation of public works facilities for the Village of Westmont. Parking for these developments are to be provided on site in the form of surface parking.
- Mixed Use (Ground floor commercial with 2 to 4 stories of multi-family residential above)**

Sites 6, 7, 8, 9, 15, 16, 17, 18, 19, 21 and 22 are anticipated to have ground floor space occupied by commercial uses like retail, restaurants, or other service-oriented activities that serve the public with upper stories occupied by multi-family residential units. Parking for these developments is to be provided on site in the form of surface and structured parking. Sites 15, 18 and 17 are also anticipated to accommodate structured parking for public use.

- **Mixed Use (Commercial on the ground floor and office uses above)**

Sites 10, 13, 28 and 29 are anticipated to have ground floor space occupied by commercial uses with office uses above. Parking for these developments are to be provided on site in the form of surface and structured parking as needed.

In addition to these “opportunity sites,” the Redevelopment Plan also anticipates activities to be undertaken by the public sector. These activities are identified in the Public Improvements section of this report. All redevelopment opportunities and public improvements should be conducted under the guidance of the Village Comprehensive Plan and all other related and relevant ordinances and plans, including the development guidelines and recommendations contained therein.

Undertaking these redevelopment activities will generate increased tax revenues through the expansion of the availability of high quality retail, residential, entertainment, and office space in Westmont, and will provide a stimulus for additional development in surrounding areas.

## **ELIGIBLE PROJECT COSTS**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project, as allowed by Statute. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Project Area to prospective businesses, developers, and investors.
3. Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair, or remodeling of existing private or public buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements.
6. Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of

- any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
  9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act.
  10. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.
  11. Payment in lieu of taxes.
  12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.
  13. Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units as defined in Section 3 of the Illinois Affordable Housing Act, as provided by the Act.

## ACQUISITION AND CLEARANCE

To meet redevelopment objectives, it may be necessary for the Village to assemble properties in the Project Area. At this time, the Village does not intend to acquire, clear, or assemble any properties within the Project Area. Acquisition, clearance, and assembly of properties within the Project Area will likely result from the actions of the private sector. The Village will help to market and promote such redevelopment opportunities. The Village does, however, reserve the right to acquire, clear, or assemble any properties within the TIF District during the 23-year duration of the TIF. In order to support the increased parking demands in the downtown, the Village may determine the need to acquire property for new parking facilities. All action(s) will be consistent with the stated intent of the TIF and should not result in the need for additional amendments to this Plan. Any clearance of existing structures will be scheduled to coincide with redevelopment activities so that facilities do not remain unused for extended periods of time, and to minimize the adverse effects of rehabilitation or clearance activities.

## LAND DISPOSITION

Per the TIF Statute, property acquired by a municipality may be assembled into appropriate redevelopment sites. These properties may be sold or leased by said municipality to other public bodies or to private developers, in whole or in part. The Village has no current intentions of acquiring and/or assembling any property within the Project Area for the purpose of selling or leasing to other public bodies or to private developers. The Village does, however, reserve the right to sell or lease any property acquired within the TIF District during the 23-year duration of the TIF. Any future modifications to the stated disposition actions of this Plan will be in accordance with the objectives of this Redevelopment Plan and Program, and will not require any amendment to the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village. Furthermore, no conveyance, lease, mortgage, or other disposition of land or

agreement relating to the development of property owned by the Village shall be made without providing reasonable opportunity for the submission of alternative proposals or bids.

## **PUBLIC IMPROVEMENTS**

The Village of Westmont will provide public improvements in the Project Area to facilitate redevelopment, support the Redevelopment Plan, and to serve the needs of Westmont residents, property and business owners. Appropriate public improvements may include, but are not limited to, the following:

1. Stormwater management improvements, including but not limited to creating or improving stormwater detention facilities, storm sewers, curbs and gutters;
2. Removal, resurfacing, widening, reconstruction, signalization, and other improvements to rights-of-way, streets, alleys, sidewalks, and pathways;
3. Pedestrian safety enhancements, including in-pavement mid-block crosswalks and lighting and storm sewer modifications.
4. Development of or improvements to public open space;
5. Construction, reconstruction or improvement of on-street and off-street public parking facilities and structures;
6. Construction of commuter parking lots and related property acquisition;
7. Improvement of public utilities such as water and sewer and water lines, sidewalks;
8. Demolition and rehabilitation of obsolete structures;
9. Beautification improvements, including streetscape (sidewalk/brick pavers), lighting, signage, and landscaping within the Project Area;
10. Alley improvements, including reconstruction, permeable pavement and storm sewer improvements;
11. Grants or loans to private property owners for eligible property improvements, including building rehabilitation, façade restoration or enhancements; and
12. Rehabilitation, reconstruction, repair and remodeling of Manning School including utilities, parking, landscaping and other site improvements.

The Village of Westmont and individual developers and/or property owners, pursuant to an agreement between the parties, may share the costs associated with these improvements. The Village may determine at a later date that certain listed improvements are no longer needed or are appropriate and may remove them from the list, or may add new improvements to the list that are consistent with the objectives of this Redevelopment Plan.

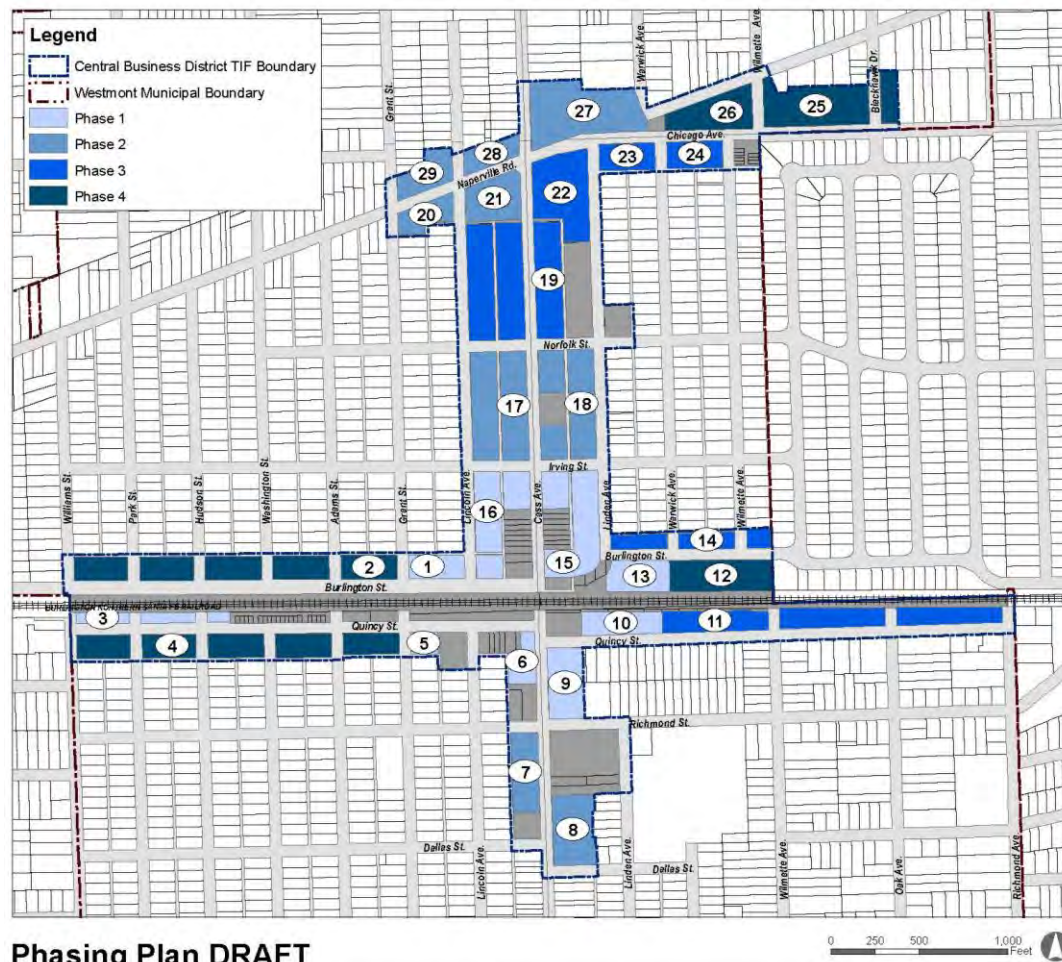
## **PHASING OF PROJECT**

Redevelopment projects anticipated in this Plan may commence over the next ten years in phases. Redevelopment projects centered on the Metra station area and Cass Avenue may be completed within three (3) years. These include redevelopment parcels 1, 3, 5, 6, 9, 10, 13, 15, and 16. During the first five (5) years redevelopment parcels 7, 8, 17, 18, 20, 21, 27, 28, and 29 are included. These parcels will be projects related to multi-family and some commercial developments. During the first seven (7) years of the TIF, parcels 11, 14, 19, 22, 23 and 24 may be completed to accommodate more commercial space and related parking requirements. The longer term projects that may be completed in the first ten (10) years of the TIF include parcels 2, 4, 12, 25 and 26. The phasing of these redevelopment projects is included in Table 1 below. Any building rehabilitations and other activities on individual properties will be encouraged throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

**Table 1: Phasing of Redevelopment Projects**

Phases	Year	Redevelopment Parcel Number
I	3	Parcels 1, 3, 5, 6, 9, 10, 13, 15, 16
II	5	Parcels 7, 8, 17, 18, 20, 21, 27, 28, 29
III	7	Parcels 11, 14, 19, 22, 23, 24
IV	10	Parcels 2, 4, 12, 25, 26

**Figure 4: Phasing Plan for the CBD TIF Area**



### Phasing Plan DRAFT

Central Business District TIF | Village of Westmont, Illinois

GIS data provided by the Village of Westmont; map prepared by Teska Associates, Inc.

Prepared by Teska Associates, Inc.  
Last updated on January 25<sup>th</sup>, 2013

## ESTIMATED PROJECT COSTS

Estimated costs for public improvement projects listed above are provided in *Table 2* below:

**Table 2: Estimated Redevelopment Project Costs**

Expense Categories	Budget
Property assembly, acquisition of land, demolition of buildings, site preparation and site improvements	\$31,238,574
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$4,533,857
Rehabilitation, reconstruction, façade improvements, repair or remodeling of Manning School and other existing public or private buildings and fixtures	\$24,067,715
Streetscape improvements, including but not limited to: landscaping, signs, street furniture, trash receptacles, bike racks, banners, and bollards	\$3,300,000
Commuter and public on-street and off-street parking lot improvements, construction, acquisition	\$4,650,000
Development financing costs	\$13,601,572
Environmental remediation	\$500,000
Road, utility improvements, including but not limited to: sidewalks, new repaved or reconstructed roads; road or intersection widening; streetlights; water, sewer, floodplain and wetland mitigation, stormwater replacements or improvements, bridges	\$5,650,000
<b>Total Estimated Project Costs</b>	<b>\$87,541,718</b>

Notes:

(1) Over the lifetime of the TIF, redevelopment project costs may fluctuate and necessitate a change to the individual line items; however, such changes will not result in an increase of the total estimated project costs. Such modifications may be made without further amendment to this Plan so long as there is not an overall increase in the total estimated project costs.

(2) Total redevelopment project costs exclude any additional financing costs, including any interest expenses, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to the total project costs.

(3) Total project costs are inclusive of redevelopment project costs in contiguous Project Areas or those separated by only a public right-of-way that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but do not include redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous Project Areas or those separated only by a public right-of-way. The amount of revenue from the Project Area made available to support such contiguous Project Areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total redevelopment project costs described in the Redevelopment Plan.

(4) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

## SOURCES OF FUNDS

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

1. Real property tax increment revenues from the Project Area;
2. Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area;
3. Interest earned on temporary investments;
4. Gifts, grants, and contributions;
5. Bond proceeds;
6. Sale or lease of land proceeds;
7. User fees;
8. Municipal sales taxes; and
9. The Village's general revenue fund.

The principal source of funds will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. It is estimated that the incremental increase in property taxes over the term of the TIF District in 2013 dollars will be \$232,652,866. While this is a reasonable estimate based on the full build out of the project area, if only half the build out is achieved it will still be sufficient to cover the estimated costs in Table 2. There may be other eligible local sources of revenue that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Project Area may, in the future, be contiguous to, or separated only by a public right-of-way from, other Redevelopment Project Areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous Redevelopment Project Areas or other Project Areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous Redevelopment Project Areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total redevelopment project costs described in this Redevelopment Plan.

In the event that adequate funds are not available as anticipated from aforementioned sources, the Village may utilize its taxing power to sustain the redevelopment projects or repay obligations issued in connection therewith, to be reimbursed over time, if possible, from tax increment revenues.

## NATURE AND TERM OF OBLIGATIONS TO BE ISSUED

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan; whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a timetable as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed twenty (20) years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of a Redevelopment Project;
- Taxes levied and collected on any or all property in the municipality;
- The full faith and credit of the municipality;
- A mortgage on part or all of a Redevelopment Project; and
- Any other taxes or anticipated receipts that the municipality may lawfully pledge.

## EQUALIZED ASSESSED VALUATION

Table 3 (Appendix C) lists the most recent (2012) equalized assessed valuation of properties in the Project Area by individual property tax identification (pin) number. The total 2012 equalized assessed valuation of the Project Area is **\$34,999,280**.

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of **\$331,222,005**. This represents an approximate 846% increase in the total equalized assessed valuation. This figure is based upon estimates of value for the anticipated redevelopment projects described in the Redevelopment Project Plan section of this report.

## **AFFIRMATIVE ACTION**

The Village of Westmont will require each private developer entering into an agreement with the Village, in connection with development in the Project Area, to utilize fair employment practices, including an affirmative action program.

## **PAYMENT IN LIEU OF TAXES**

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

## **PROVISION FOR AMENDING THE REDEVELOPMENT PLAN AND PROGRAM**

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

## **FINDINGS OF NEED FOR TAX INCREMENT FINANCING**

On the basis of the *Central Business District TIF Eligibility Study* and this Redevelopment Plan and Program, the Village Board of Westmont, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

### **PROJECT AREA NOT SUBJECT TO GROWTH**

The Project Area on the whole has not been subject to appropriate growth and redevelopment through investment by private enterprise, and would not reasonably be anticipated to be developed consistent with Village policies without adoption of this Redevelopment Plan. This finding is supported by the following additional findings:

1. The Village finds that the Project Area on a whole has not achieved the type and extent of growth and redevelopment through investment by private enterprise as desired and planned by the Village, based on the physical condition and the lag in growth in property values as follows:
  - As described in the Eligibility Study the present condition, mix of land uses, and configuration of parcels inhibits redevelopment potential, and negatively impacts properties within and near the Project Area. In particular, the Eligibility Study identifies the deterioration both of buildings and surface improvements due to a lack of adequate maintenance of properties and excessive vacancies. This is a direct consequence of a lack of investment in the Project Area which has resulted in large commercial parcels remaining either under-utilized or vacant. While each individual property may not be deteriorated, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of this lack of investment.
  - The total Equalized Assessed Value (EAV) of the Project Area has declined in four (4) of the past five (5) years and has also lagged that of the balance of the Village in two (2) of the last five (5) years. The Project Area has also not experienced appropriate growth in the tax base or shown evidence of significant private investment, which increases the value of properties. Furthermore, the commercial uses in the couple mixed-use developments that have been added to the area in the last ten (10) years have high vacancies.
2. The Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon the current percentage of redevelopment in the area as compared to the findings in the Transit Oriented Development Plan adopted by the Village:
  - In 2000, the Village of Westmont adopted the Transit Oriented Development (TOD) Plan for the downtown area around the Metra station. Backed with strong public support, this plan outlined the need for higher-density housing in the Downtown area, consisting of new mixed-use developments with ground floor retail and upper level housing, improved mix of uses, less service-oriented low-traffic uses, and increase in public open space. However, twelve (12) years after adoption this area still lacks significant redevelopment activity as envisioned in the Plan, except for a few isolated projects. A financial mechanism like TIF needs to be in place in order for the Village to make this plan a reality.

- The Project Area exhibits instances of structures with vacant units (over 7% of the structures in the Project Area), which exceed acceptable or normal vacancy rates, resulting in a significant loss in tax revenues, and contributing to the blighting condition of the area. This distribution of vacancies exerts a significant blighting affect throughout the Project Area to the point that it will have a negative impact on adjacent properties and uses. The continued vacancies could begin to indicate that a significant portion of the Project Area is under-performing, and the appearance of vacancies would exert a further drain upon the perception and vitality of the Village.
- In the Village's 2000 plan for the downtown area it was anticipated that this area could support approximately 1000 new dwelling units, and a significant increase in commercial space. However, the Project Area has experienced only very limited new investment over the last ten years, resulting in only approximately less than 10% new multi- family units than planned, and only approximately 15,000 sq. ft. of commercial space, together with limited remodeling and renovation of existing spaces.

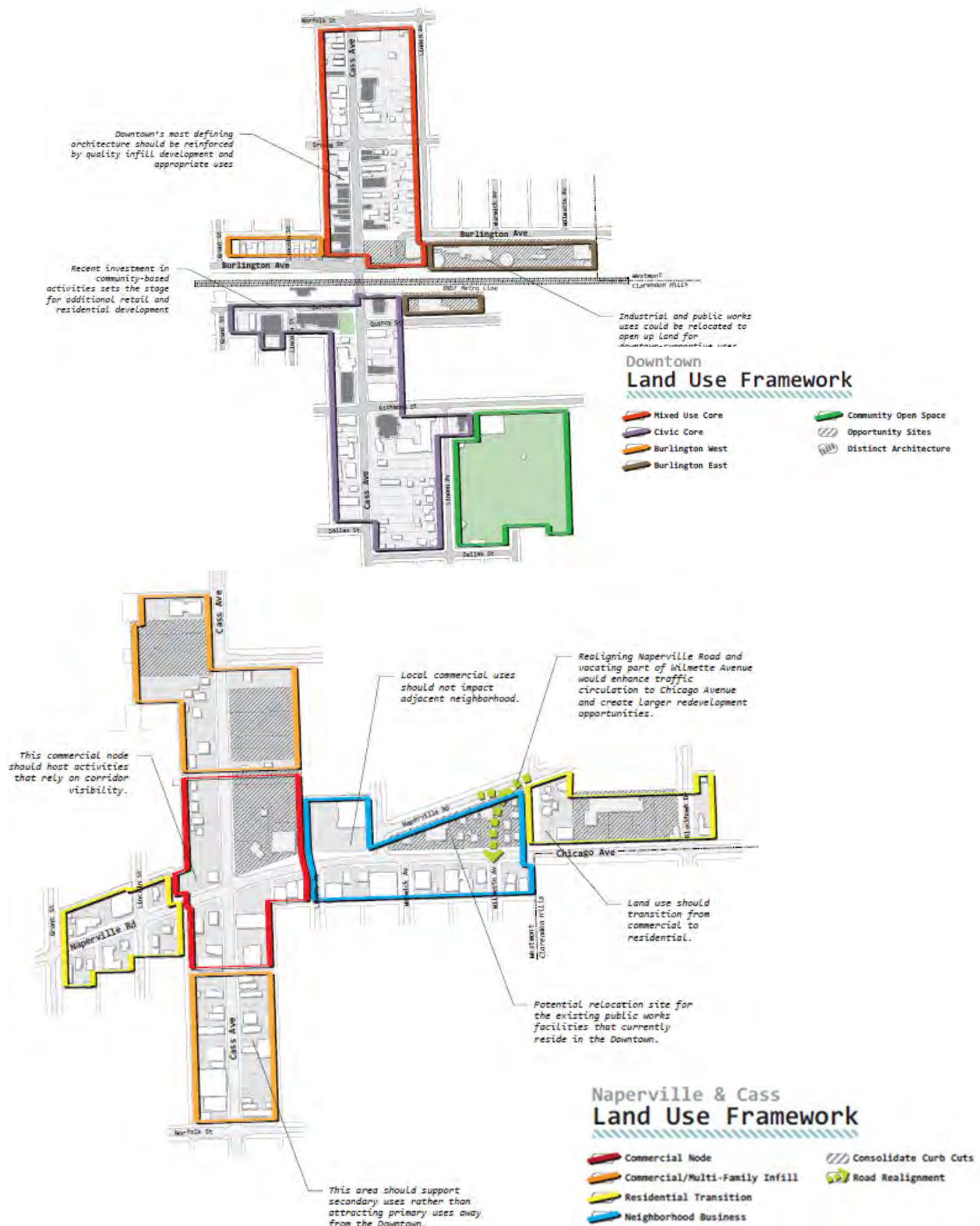
Therefore, the Village of Westmont finds that the Project Area is not subject to appropriate growth and development, and is not reasonably anticipated to be developed without adoption of this Redevelopment Plan.

## **CONFORMANCE WITH THE COMPREHENSIVE PLAN OF THE VILLAGE OF WESTMONT**

This Redevelopment Plan and Program conforms to the Village of Westmont's Comprehensive Plan Update (2012). This Plan outlines specific plans for the Downtown Subarea (Central Business District area) as well as the Naperville and Cass Subarea (*Figure 5: Subarea plans from the 2012*) in order to identify land use activities, transportation improvements, redevelopment opportunities and improvements to enhance the character of the area. The Plan identified general land-use redevelopment opportunities which served as a "starting point" for the planning of the redevelopment projects and public improvements discussed in this Redevelopment Plan and Program. Furthermore, exploring Tax Increment Financing Districts was recommended in the Plan as an implementation tool for the development of projects in line with the vision for this area.

## DATE OF COMPLETION

The estimated year of completion of the redevelopment projects is the year 2036 (23 years from the date of adoption of the original Central Business District TIF District ordinance approving the Redevelopment Plan and Program in 2013).



**Figure 5: Subarea plans from the 2012 Draft Comprehensive Plan (Plan pending approval)**

## **FINANCIAL IMPACT OF REDEVELOPMENT**

Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of Village-sponsored redevelopment, there is a prospect that the factors qualifying this area as a conservation area will continue to exist and to spread, and that the Project Area along with adjacent properties will become less attractive for maintaining and improving existing buildings and sites. Erosion of the assessed valuation of property in and outside of the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, the completion of redevelopment projects and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

- Village of Westmont
- Unit School District 201
- Westmont Park District
- College of DuPage 502
- County of DuPage
- Forest Preserve District
- Downers Grove Sanitary District
- Downers Grove Township
- DuPage Airport Authority
- DuPage Water Commission
- Flagg Creek Sanitary District

### **IMPACT ON VILLAGE OF WESTMONT**

As a result of new development in the Project Area, the Village of Westmont may experience increased demand for services such as administrative, police, library and fire protection. When compared to the population of the Village, this represents a small marginal increase in residents and new development, such that the demand should not be so substantial on its own to warrant the hiring of additional employees or capital expenditures. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON UNIT SCHOOL DISTRICT #201**

New residential development is recommended in this Redevelopment Plan, consistent with earlier Village plans for the downtown area. Due to the anticipated types of multiple family units, dwelling unit sizes, the anticipated school-age population, the impact on School District #201 is estimated to represent only a small or marginal increase in student population of the District as a whole, and should not result in a significant financial impact. To address the potential impact on SD #201, the TIF Act under subsection (q) "Redevelopment Project Costs", subsection (7.5) requires that if a redevelopment project results in increased attendance from a

project that has received TIF assistance, SD #201 shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. Therefore, no additional redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON WESTMONT PARK DISTRICT**

The increased demands for recreational services resulting from the anticipated redevelopment should have minimal impacts on the Park District, as the potential population increase would only account for a small percentage of the total population of the District. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON COLLEGE OF DUPAGE 502**

Residential development is planned to occur within the Project Area. Some of the residents of these new dwellings may seek educational opportunities at the College level. The impact will be incidental, as it is likely that most of these residents already reside in the Community College jurisdiction, and this increase in population is only a small percentage of the total population served. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON COUNTY OF DUPAGE**

Residential development is encouraged by this Redevelopment Plan, and some of the potential new residents may take advantage of programs offered by the County. However, it is likely that many of these residents already live in the County, and the increase in demand for services from or financial impact upon the County will be marginal. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON FOREST PRESERVE DISTRICT**

Residential redevelopment is encouraged in the Project Area. Some of the residents of these new dwellings may seek recreational opportunities in Forest Preserve facilities. The impact on the Forest Preserve will be incidental as it is likely that most of these residents already reside in the jurisdiction of the Forest Preserve; this increase in population represents only a small percentage of the total population served. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON DOWNERS GROVE SANITARY DISTRICT**

The Downers Grove Sanitary District is responsible for providing sanitary sewer service for a portion of the Village of Westmont Project Area. The District's mandate is to provide sewer collection, conveyance, and treatment of sanitary waste. As the Redevelopment Project Area is largely developed, any increase in sewer services will be minimal, and programs offered by the District will not experience increased demand for services. Therefore, there will be no direct impact from new development on the Downers Grove Sanitary District, and no direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON DOWNERS GROVE TOWNSHIP**

Downers Grove Township provides services such as mosquito abatement, and limited social services. New residential development as recommended in the Redevelopment Project Area represents only a small portion of the population service by Downers Grove Township, thus the expansion of township services is not anticipated to be required to serve new residents. Therefore, there will be no direct impact from new development on the Downers Grove

Township, and no direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON DUPAGE AIRPORT AUTHORITY**

New residential development as recommended in the Redevelopment Project Area represents only a small portion of the population service by DuPage Airport, thus the expansion of general aviation services will not be required to serve new residents. Expanded and new businesses in the Redevelopment Project Area may utilize airport facilities and services; however this potential increase in business related use is expected to be minimal. Furthermore, any impact from the Redevelopment Project Area will be nominal when compared to the larger service area of the airport authority. Therefore, there will be no direct impact from new development on the DuPage County Airport Authority.

### **IMPACT ON DUPAGE WATER COMMISSION**

The Commission provides Lake Michigan water service for existing and future customers as required by, or pursuant to, state statutes in the communities of DuPage County, Illinois. As the Redevelopment Project Area is largely developed, any increase in sewer services will be minimal, and programs offered by the District will not experience significant increased demand for services. Therefore, there will be no direct impact from new development on the DuPage Water Commission, and no direct mitigations are set forth in the Redevelopment Plan.

### **IMPACT ON FLAGG CREEK SANITARY DISTRICT**

The District's mandate is to provide sewer collection, conveyance, and treatment of sanitary waste. As the redevelopment project area is largely developed, any increase in sewer services will be minimal, and programs offered by the District will not experience increased demand for services. Therefore, there will be no direct impact from new development on the Flagg Creek Water Reclamation District, and no direct mitigations are set forth in the Redevelopment Plan.

## **APPENDIX A – CBD TIF ELIGIBILITY STUDY**

# Central Business District Tax Increment Financing District Central Business District Eligibility Findings Report

Village of Westmont, Illinois



**PRELIMINARY DRAFT**

May, 31<sup>ST</sup> 2013

Prepared by Teska Associates, Inc.



## **TABLE OF CONTENTS**

<b>Tax Increment Financing .....</b>	<b>1</b>
<b>Description of the Project Area.....</b>	<b>2</b>
<b>Existing Conditions .....</b>	<b>2</b>
<b>Eligibility Findings.....</b>	<b>2</b>
Age of Structures .....	4
Dilapidation .....	5
Obsolescence.....	6
Deterioration.....	6
Presence of Structures Below Minimum Code Standards .....	9
Illegal Use of Individual Structures.....	10
Lack of Ventilation, Light, or Sanitary Facilities .....	11
Excessive Vacancies .....	12
Inadequate Utilities .....	13
Excessive Land Coverage and Overcrowding of Structures .....	13
Deleterious Land Use or Layout.....	15
Lack of Community Planning .....	15
Environmental Remediation Cost Impeding Development .....	17
Decline or Minimal Marginal Increase in the Equalized Assessed Value .....	17
<b>Conclusion.....</b>	<b>18</b>

## TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the “Act”), stipulates specific procedures which must be adhered to in determining the eligibility of a Project Area. A Redevelopment Project Area is defined as:

*“...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas” (65 ILCS 5/11-74.4-3(p)). (emphasis added)*

Section 5/11-74.4-3(a) defines a “blighted area” as:

*“...any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: (1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:” dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value.”*

Section 5/11-74.4-3(a) defines a “conservation area” as:

*“...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area:” dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value.”*

Determination of eligibility of the Westmont Central Business District TIF Redevelopment Project Area for tax increment financing is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information provided by the Village of Westmont against the eligibility criteria set forth in the Act.

This report summarizes the analyses and findings of the consultant’s work, which is the responsibility of Teska. Teska has prepared this report with the understanding that the Village would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the Project Area as a Redevelopment Project Area under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the Project Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Westmont Central Business District TIF Redevelopment Project Area (the Project Area) is eligible for designation as a **conservation area** based on the predominance and extent of parcels exhibiting the following characteristics:

**More than 50% of the structures are more than 35 years old, and have**

1. **Deterioration**
2. **Structures below minimum code standards**
3. **Lack of community planning**
4. **Inadequate utilities, and**
5. **Have declined in equalized assessed value (EAV)**

Each of these factors contributes significantly towards the eligibility of the Project Area as a whole.

## **DESCRIPTION OF THE PROJECT AREA**

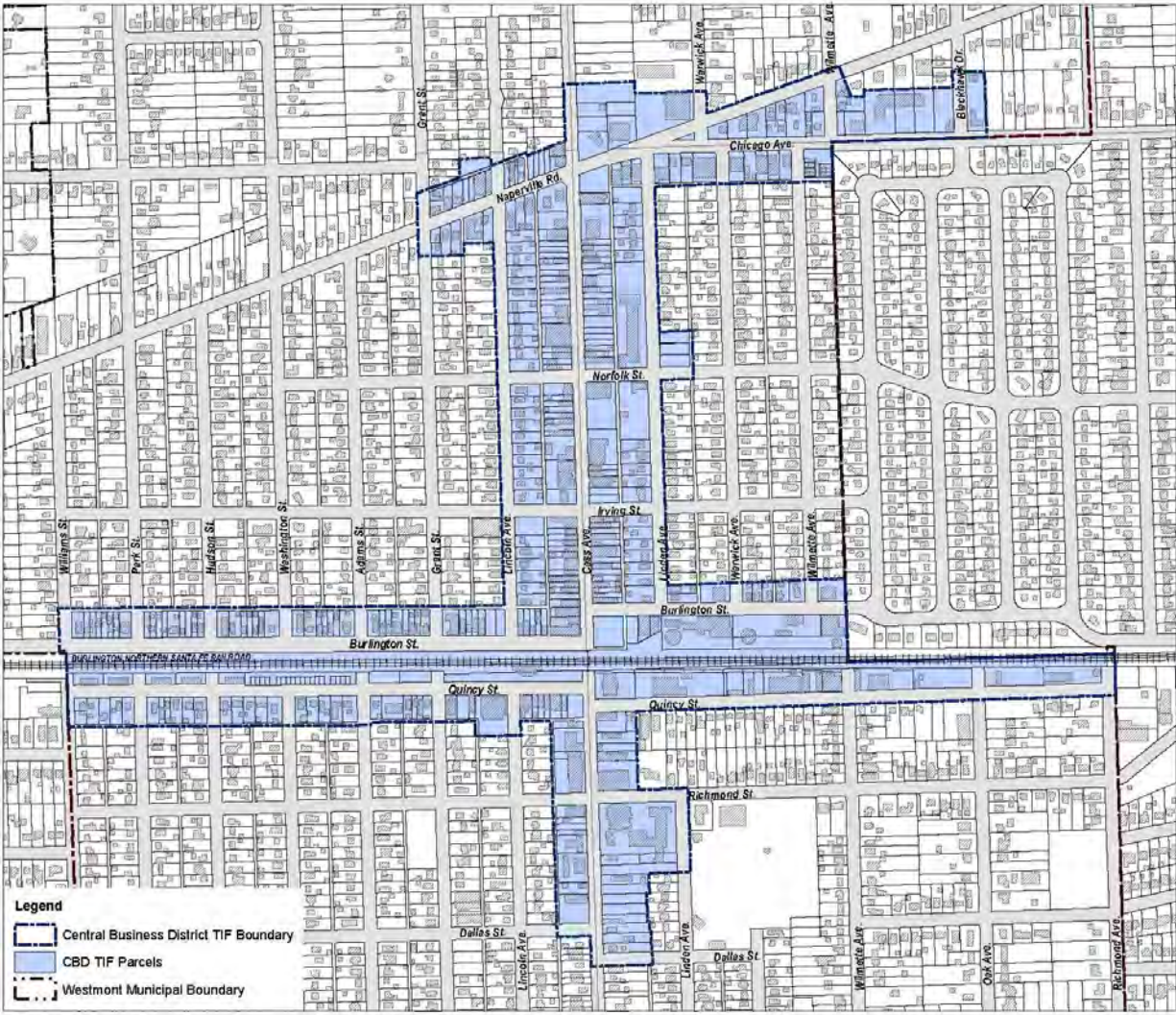
The Project Area includes parcels along the Cass Street Corridor from Dallas Street to Quincy Street, the Santa Fe Railroad area and adjacent parcels from Williams Street to Richmond Avenue, parcels to the south of Quincy Street from Williams Street to Cass Avenue, parcels to the north of Burlington Avenue from Williams Street to the parcel after Williams Avenue, parcels between Lincoln Street and Linden Avenue from Burlington Avenue northward till Naperville Road, as well as the parcels along Naperville Road from Grant Street to Warwick Avenue, and those along Chicago Avenue from Cass Avenue to the parcel after Blackhawk Drive. The Project Area includes commercial, residential and industrial uses. Covering approximately 144 acres, the Project Area contains 441 structures on 410 parcels, and covers 44 blocks or parts thereof. Map 1 illustrates the boundaries of the Project Area.

## **EXISTING CONDITIONS**

Overall, the present condition and mix of land uses, and configuration of parcels within the Project Area contributes to the decline of the Village's tax base, inhibits redevelopment potential, and negatively impacts on properties within and near the Project Area. Lack of adequate maintenance of properties and excessive vacancies have a blighting influence on properties within the Project Area, resulting in limited investment, and large commercial parcels that remain either under-utilized or vacant. Due to their age many deteriorated buildings fall below modern building code standards and require costly rehabilitation. As such, many buildings have outlived their useful life and are obsolete for modern uses or uses that the parcels have been rezoned for. Further, the presence of vacant lots, some on large sites and in visible locations, contribute to an overall poor image and have a negative impact on nearby properties. These conditions if not corrected will contribute to the continued decline of the Project Area, which further inhibits investment, resulting in future decline. The next section elaborates further on the nature and extent of the specific conditions which contribute to the decline of the area.

## **ELIGIBILITY FINDINGS**

Teska conducted a field survey of every property in the Project Area. Based on an inspection of the exteriors of structures and grounds, field notes and photographic images were taken to record the condition for each parcel. This survey occurred on March 1<sup>st</sup>, 2012 and March 7<sup>th</sup>, 2012, and the findings cited in this report reflect the existing conditions on this date. Field observations were supplemented with information provided by Village officials on building code violations, age, utilities, and property assessed value. The following is a summary of the findings for each of the factors established by the TIF Act as qualifying the Project Area as a Redevelopment Project Area in accordance with the definition for a 'conservation area.'



**Map 1: Westmont Central Business District TIF Project Area**

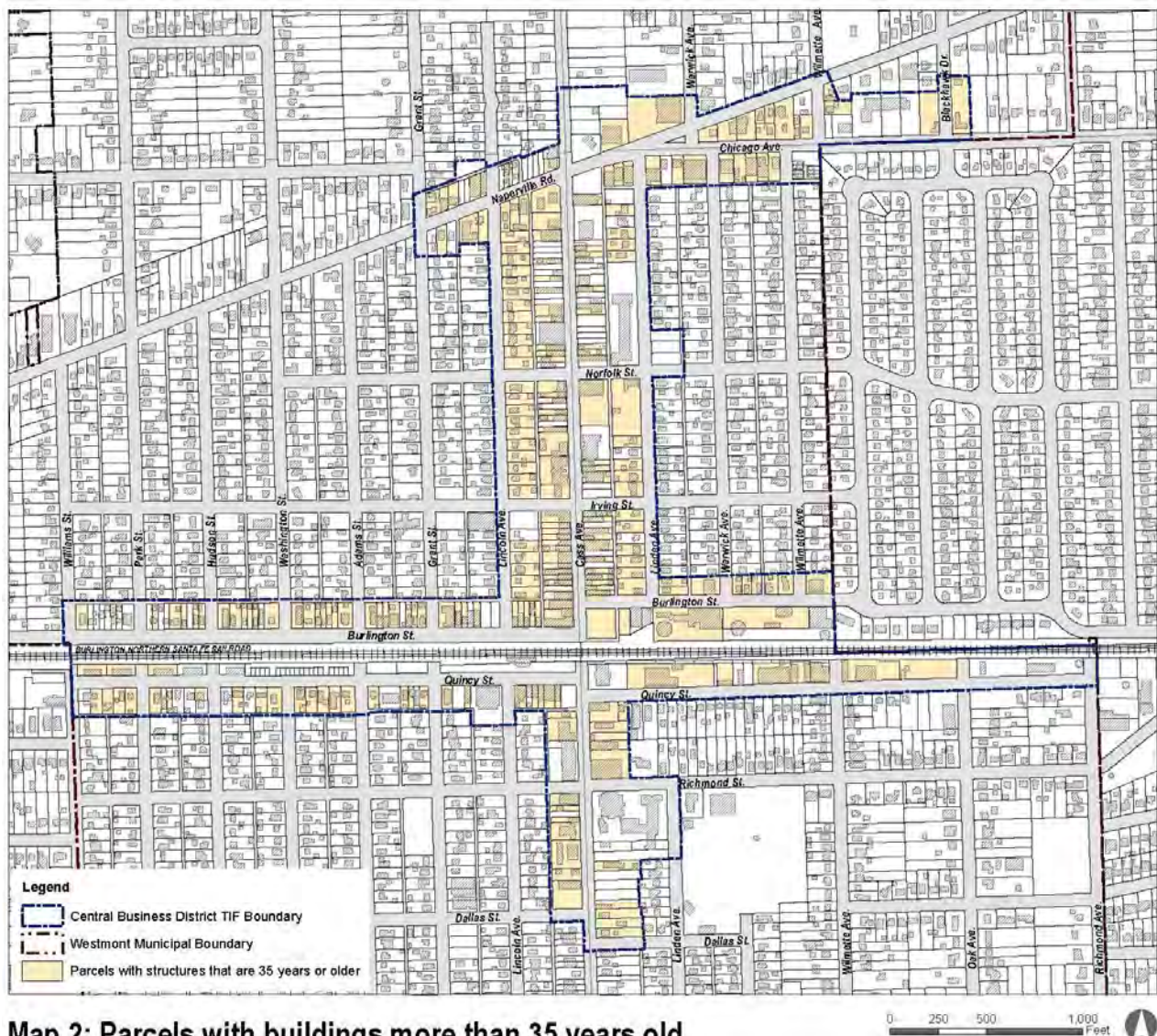
Central Business District TIF | Village of Westmont, Illinois  
GIS data provided by the Village of Westmont, map prepared by Teska Associates, Inc. Last updated on March 12<sup>th</sup>, 2013



## Age of Structures

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older structures typically exhibit more problems than structures constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older structures tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on historical and property records provided by the Village of Westmont and obtained from the Downers Grove Township website, 243 out of 294 (83%) of the parcels with primary structures and 243 out of 441 (55%) of all the structures in the Project Area are more than 35 years old. Map 2 illustrates the distribution of these parcels. **Therefore, the Project Area meets the age factor of more than 50% of the structures being 35 years old or older, and qualifies to be designated as a 'conservation area.'**



**Map 2: Parcels with buildings more than 35 years old**

Central Business District TIF | Village of Westmont, Illinois

GIS data provided by the Village of Westmont; map prepared by Teska Associates, Inc.

Last updated on March 12<sup>th</sup>, 2013



## Dilapidation

Section 5/11-74.4-3(a) of the Act defines “dilapidation” as:

*“An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such combination that a documented building analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”*

Dilapidation refers to an advanced state of disrepair of structures or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated structures should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components in such combination and extent that major repair is required or, the defects are so serious and so extensive that the structures must be removed.

Currently, 4 structures (1%) in the Project Area appear to display this extreme physical state which would have to be documented by a building analysis to verify the seriousness of the observed defects. As the percentage of dilapidated structures is low, and they are not well distributed within the Project Area, dilapidation is not a contributing factor to the designation of the Project Area as a conservation area.



*Illustration 1: Pictures showing some of the dilapidated structures within the Project Area*

## Obsolescence

Section 5/11-74.4-3(a) of the Act defines “obsolescence” as:

*“The condition or process of falling into disuse. Structures have become ill-suited for the original use.”*

Structures are typically built for certain uses or purposes with design, location, height and space arrangement each intended for a specific occupancy at a given time. Structures are obsolete when they are designed for uses no longer desirable or consistent with current development trends; contain characteristics or deficiencies that limit the re-use and marketability of such structures for their original intended or contemporary purposes. These characteristics may include an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, inability to accommodate contemporary amenities or facilities, etc., which detract from the overall usefulness or desirability of a property. Obsolescence in such structures is typically not easily corrected or economically feasible.

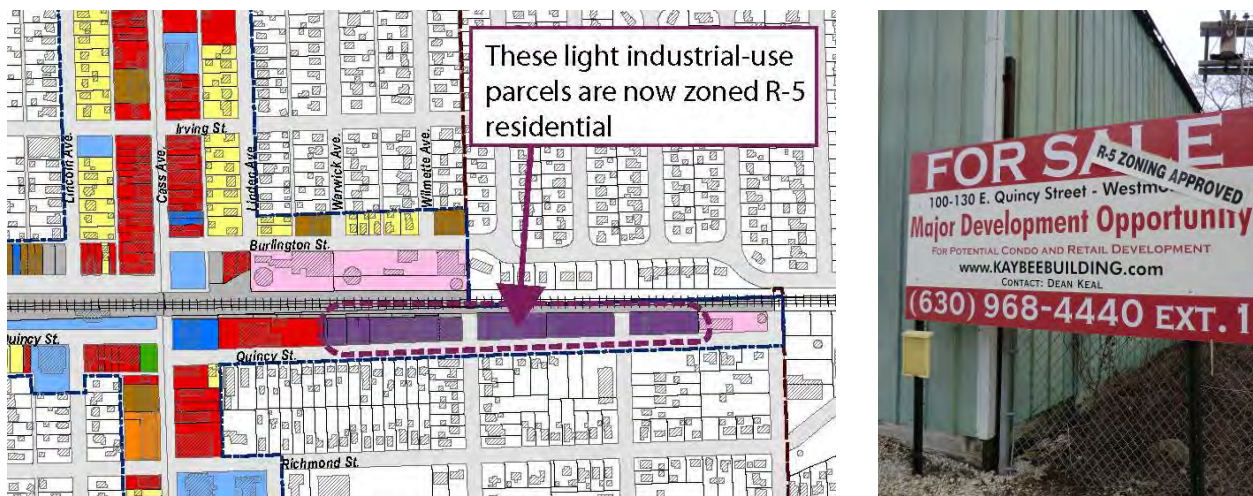


Illustration 2: Map showing the location of light industrial use parcels within the project area that currently fall within an R-5 residential zone.

Within the Project Area, the light industrial use parcels to the north of Quincy Street (shown in the sketch above) have been rezoned as R-5 residential. Based on the observed conditions of deterioration of these structures (with respect to the primary components like the steel structure and siding) and change of zoning, these industrial buildings although may be reused for their current purpose are inconsistent with the trend of development rendering them obsolete, as per the current comprehensive plan and zoning. However, as these parcels are concentrated in one part of the Project Area and are not well distributed throughout, this condition of obsolescence is not a sufficient contributing factor towards designation of the Project Area as a conservation area.

## Deterioration

Section 5/11-74.4-3(a) of the Act defines “deterioration” as:

*“With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but*

*not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”*

Deterioration refers to physical deficiencies or disrepair in structures or site improvements requiring treatment or repair.

#### Deterioration of Structures

Structures in a state of deterioration exhibit defects which are not easily correctable in the course of normal maintenance. Such structures may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include structures with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.



*Illustration 3: Pictures showing major structural deterioration of buildings with the project area*

Deterioration of structures occur on 188 of 294 parcels with structures (64%), and is found throughout the Project Area. Often age is a primary factor in the deterioration of many structures, due to the effects of the elements on the structure over time. Lack of consistent maintenance of the building structure and vacancies (as tenants are not available to effect improvements) are also contributing factors to the deteriorated state.

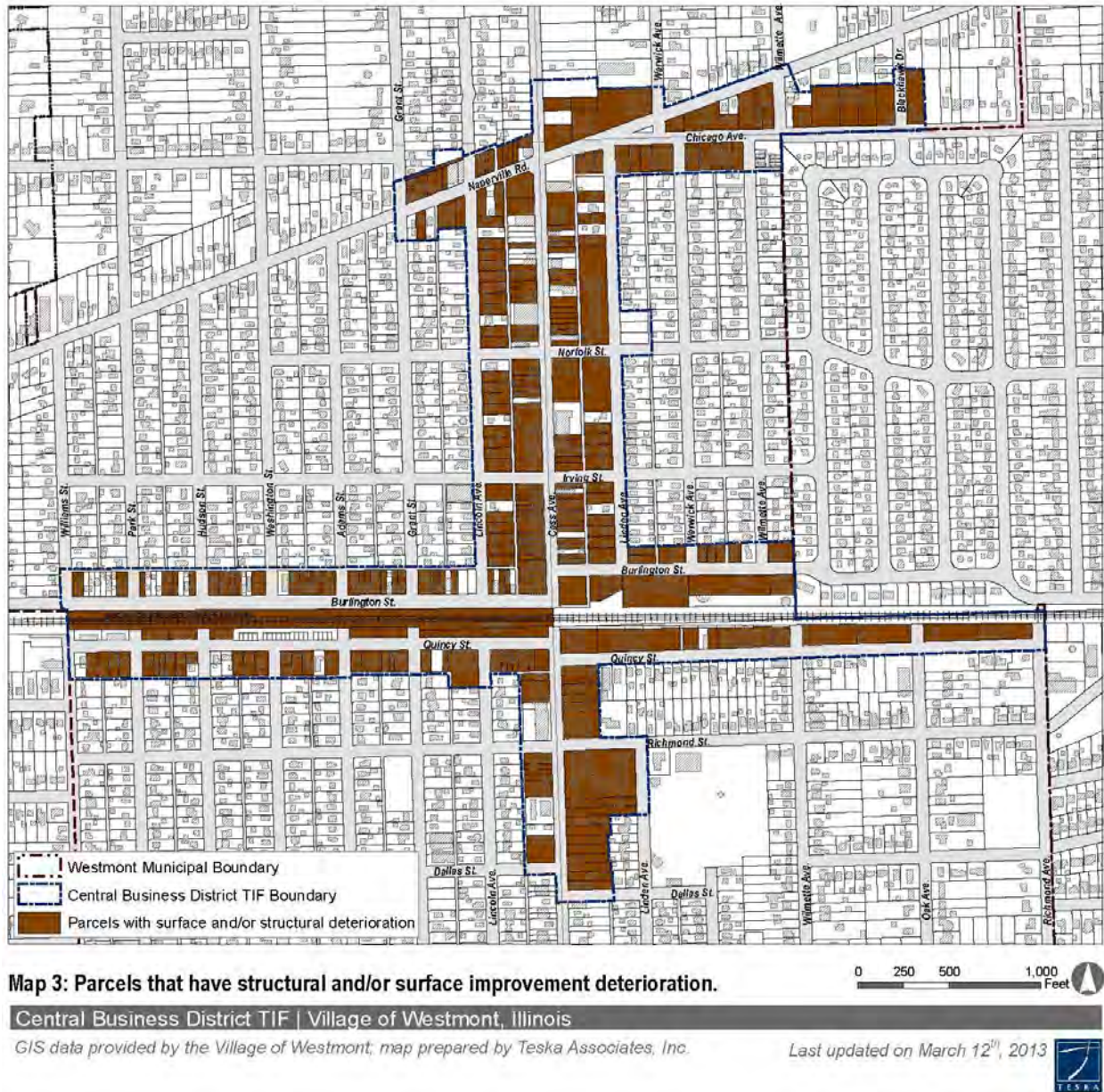
### Deterioration of Surface Improvements

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, flooding, loose paving materials, and weeds protruding through the surface. Deteriorated surface improvements are apparent on 209 of the 410 parcels (51%). Broken and cracked sidewalks and deterioration of surface improvements occurs on individual properties, particularly in parking lots with degraded pavement.



*Illustration 4: Pictures showing deterioration of surface parking areas and driveways within the project area*

When looked at jointly, the number of parcels showing deterioration (to either the structure and/or surface improvement) is significant- 284 of the 410 parcels (69%) and is illustrated on Map 3. **This widespread extent and distribution of deterioration of both structures and surface improvements with the entire Project Area makes deterioration a contributing factor towards designation of the Project Area as a conservation area.**



## Presence of Structures Below Minimum Code Standards

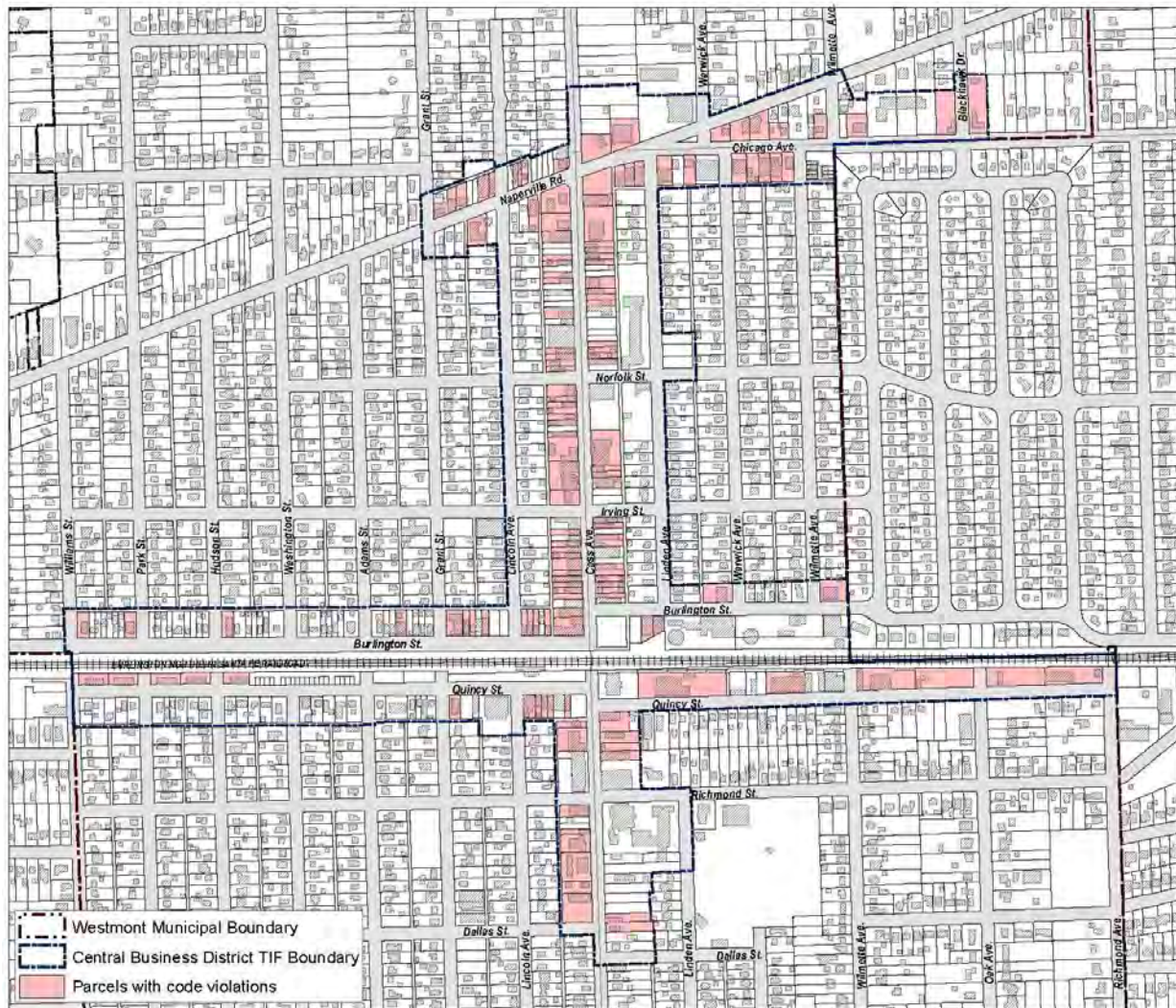
Section 5/11-74.4-3(a) of the Act defines “presence of structures below minimum code standards” as:

*“All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”*

The principal purposes of such codes are to require structures to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

Based on site visit observations and a comparison to the Village of Westmont Zoning Ordinance, 58 parcels were identified to have possible zoning code violations. However, these violations are yet to be verified and are not included in the percentage of code violations for the project area. According to information provided by the Village of Westmont, 143 of 294 parcels within the Project Area (49%) have structures that are not in compliance with fire codes. Map 4 illustrates the location and distribution of this factor.

**Due to the extent and distribution of structures below minimum code, this factor makes a significant contribution to the designation of the Project Area as a conservation area.**



**Map 4: Map showing the distribution of parcels with code violations.**

Central Business District TIF | Village of Westmont, Illinois

GIS data provided by the Village of Westmont; map prepared by Teska Associates, Inc.

Last updated on March 12<sup>th</sup>, 2013



## **Illegal Use of Individual Structures**

Section 5/11-74.4-3(a) of the Act defines “illegal use of individual structures” as:

*“The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”*

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Information on structures exhibiting illegal use within buildings or on property was insufficient to make a contribution to the designation of the Project Area as a conservation area.

### **Lack of Ventilation, Light, or Sanitary Facilities**

Section 5/11-74.4-3(a) of the Act defines “lack of ventilation, light, or sanitary facilities” as:

*“The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”*

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, International Code Council, and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health of building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and
- Adequate ingress and egress to and from all rooms and units.

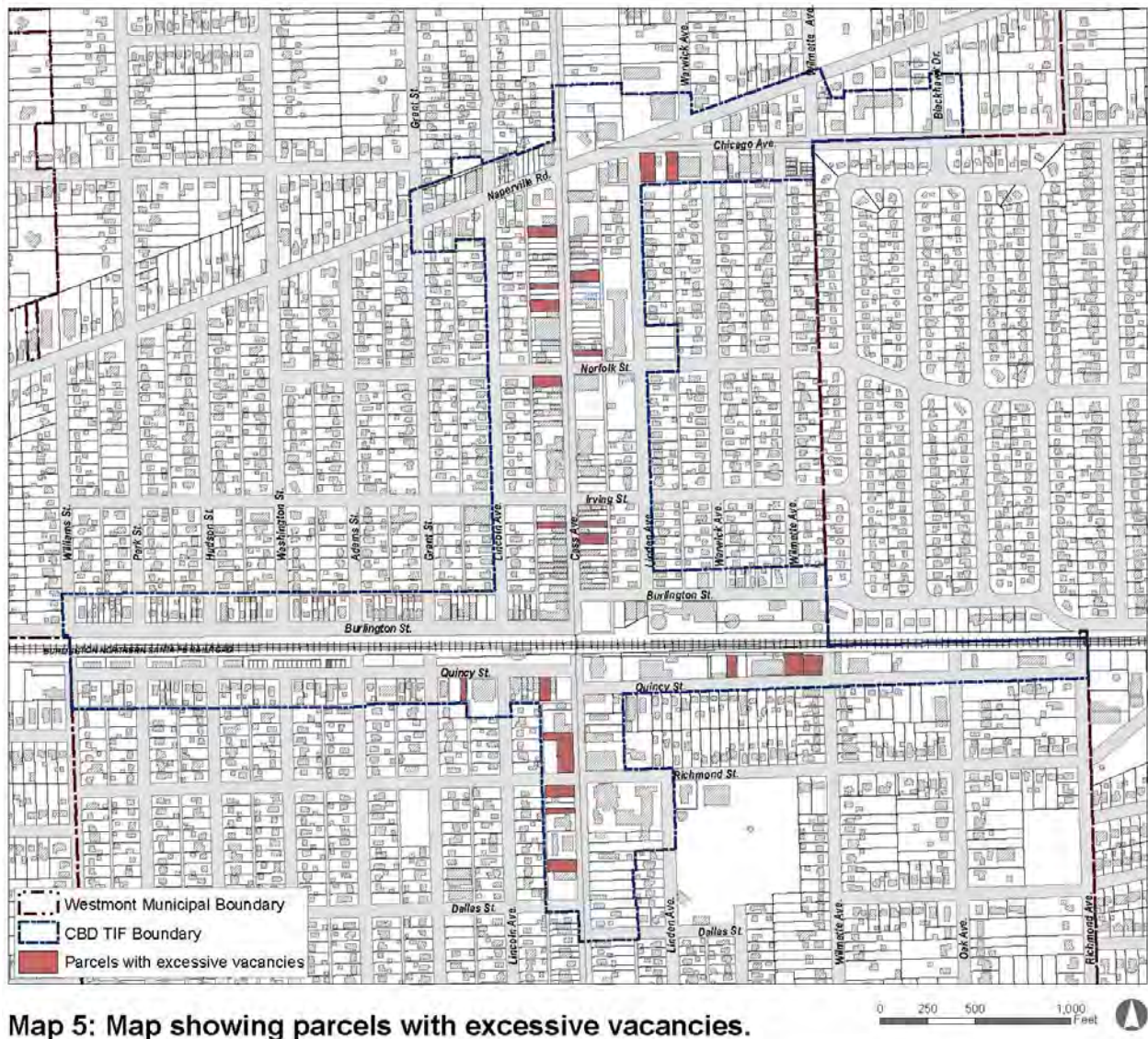
As no know structures displayed this characteristic and there was no supporting documentation to support this factor, it does not significantly contribute to the designation of the conservation area.

## Excessive Vacancies

Section 5/11-74.4-3(a) of the Act defines “excessive vacancies” as:

*“The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”*

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant structures and vacant portions of structures. Excessive vacancy refers to the presence of structures which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within structures.



Within the Project Area, 23 parcels of the 294 parcels with structures (7.8%) include structures that are presently partially or fully vacant. If only the commercial use parcels are considered for these 23 parcels,

the percentage of vacancy will be higher. Deterioration, code violations, and the age of structures are often associated with vacant structures. Continued vacancies are often related to the expense and difficulty of renovations that would be required in order to occupy these structures again. These vacancies are well distributed among the central business district parcels along Cass Avenue and Quincy Street. In addition, based on U.S. Census data at the block group level, the residential unit vacancies are around 7%. However, the exact location of these vacancies cannot be verified. Even though the percentage of vacancies (7.8%) is significant, it's even distribution within the project area cannot be verified and hence is not a significant contributing factor for the eligibility of the Project Area as a conservation area.

Although the presence and distribution of vacant lots do not contribute to TIF eligibility, the conditions of many of the vacant lots help qualify the Project Area as a conservation area by way of site deterioration, as noted above. If left untended, other vacant lots could also deteriorate. Map 5 illustrates the presence and distribution of observed vacancy in the non-residential structures.

### **Inadequate Utilities**

Section 5/11-74.4-3(a) of the Act defines “inadequate utilities” as:

*“Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”*

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electric service which may be shown to be inadequate. Inadequate utilities would include those which are: (1) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (2) deteriorated, antiquated, obsolete, or are in disrepair or are lacking.

According to the Village of Westmont, most of the Project Area lacks adequate stormsewer and stormwater detention facilities, which thereby has the potential to cause flooding in the area. **As this lack of adequate stormwater services impacts the entire Project Area, the lack of adequate utilities is a significant factor in the designation of the Project Area as a conservation area.**

### **Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

Section 5/11-74.4-3(a) of the Act defines “excessive land coverage and overcrowding of structures and community facilities” as:

*“The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or*

*proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”*

This factor may be documented by showing all instances where building coverage is excessive. Zoning ordinances commonly contain standards for residential, commercial, and industrial properties which relate floor area to lot area. In residential districts a lower ratio is usually required. Excessive land coverage and overcrowding refers to the over-intensive use of property and the crowding of structures and accessory facilities onto a site. Problem conditions include structures either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple structures on a single parcel.

The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby structures, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage and overcrowding conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.



Possible excessive coverage of this building



Observed overcrowding of structures

*Illustration 5: Aerial views of parcels within the project area exhibiting overcrowding and excessive land coverage*

Excessive land coverage and overcrowding of structures was observed for the parcels indicated in the pictures above. However, as these conditions were not observed for a significant number of parcels and was not well distributed within the project area, it does not contribute to the eligibility of the Project Area as a conservation area.

## Deleterious Land Use or Layout

Section 5/11-74.4-3(a) of the Act defines “deleterious land use or layout” as:

*“The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”*

One parcel was observed within the Project Area that was exhibiting noxious fumes and was across from a residential parcel (Illustration 6 below). Also, the existing light industrial uses between Quincy Street and Burlington Avenue (shown in Illustration 2) are across from residential parcels making them incompatible land uses. **However, as these conditions are not observed throughout the project area, deleterious land use or layout does not make a significant contribution to the classification of the entire Project Area as a conservation area.**



Illustration 6: Shows the light industrial use observed emitting noxious fumes across from residential use parcels (incompatible land uses)

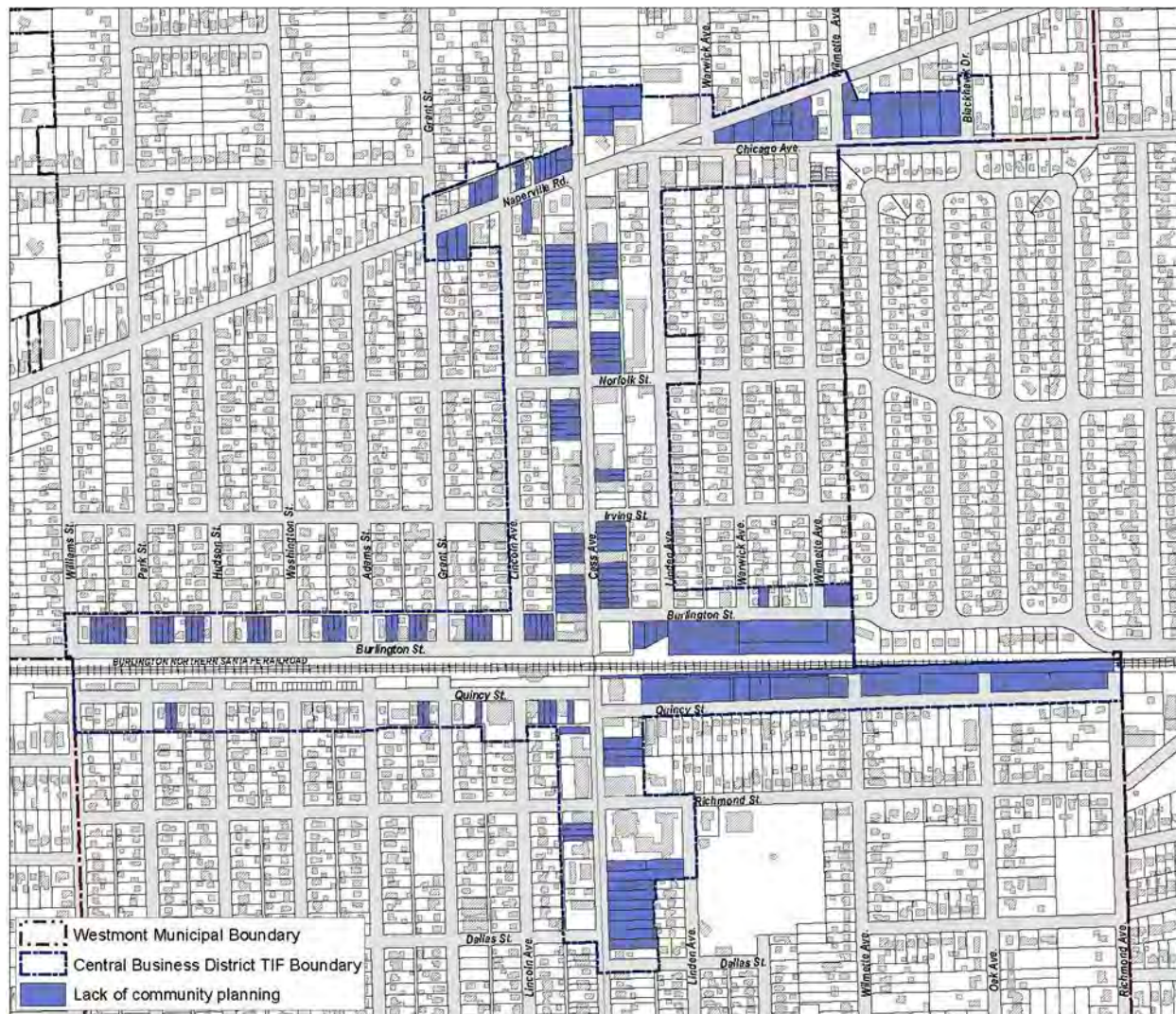
## Lack of Community Planning

Section 5/11-74.4-3(a) of the Act defines “deleterious land use or layout” as:

*“The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”*

This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. This may be documented by establishing the date of adoption of the Village's master plan (or other plans which may be relevant) and determining whether

the area developed before or after that date. This finding must be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.



**Map 6: Map showing parcels that indicate a lack of community planning**

Central Business District TIF | Village of Westmont, Illinois

GIS data provided by the Village of Westmont; map prepared by Teska Associates, Inc.

Last updated on March 12<sup>th</sup>, 2013



The Comprehensive Plan for the Village of Westmont was not adopted until 1982. As previously discussed, many properties developed prior to the adopted plan. As shown on the map below, the Project Area is characterized by parcels of varying sizes, many too narrow in depth to be used effectively for redevelopment. There are also non-conforming uses adjacent to one another as mentioned on the previous page. Furthermore, some of the commercial use parcels (eg.: parcels along Naperville Road) do not have alleys for service use providing further evidence of the lack of logical planning. **Given the presence of these factors, lack of community planning is a contributing factor to the conservation area designation of the Project Area.**

## **Environmental Clean-up**

Section 5/11-74.4-3(a) of the Act defines “environmental clean-up” as:

*“The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”*

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment. Such remediation costs may be related to the need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks as required by State or Federal law.

Based on available data, there does not appear to be any confirmed environmental remediation projects required within the Project Area. Furthermore, Village records are not sufficient to determine if environmental remediation is required, or if costs associated with a remediation project would impede the redevelopment of a site. Environmental remediation is not considered to be a significant contributing factor to the status of the Project Area as a conservation area.

## **Decline or Minimal Marginal Increase in the Equalized Assessed Value**

Section 5/11-74.4-3(a) of the Act defines “environmental clean-up” as:

*“The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.”*

As shown in Table 1, the EAV of the Project Area has seen a decline in four of the past five years, has an annual rate of change that was less than the rest of the Village for two of the past five years, and the EAV of the project area has been increasing at an annual rate that is less than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor for four of the last five calendar years. **Thus, as the equalized assessed value satisfies all three criteria, the decline in EAV is a contributing factor towards designation as a conservation area.**

**Table 1: Village of Westmont EAV Data: Years 2006-2011**

	2007	2008	2009	2010	2011	2012
Total EAV of the Project Area	\$37,245,561	\$42,501,531	\$40,996,951	\$38,670,751	\$38,434,454	\$34,999,280
% Change	26.5%	14.4%	-3.5%	-5.7%	-0.6%	-9.6%
<b>1. Decrease in Project Area EAV</b>	NA	No	Yes	Yes	Yes	Yes
EAV of the rest of the Village	\$868,585,419	\$927,080,180	\$923,035,879	\$863,654,198	\$837,384,113	\$762,703,828
% Change	7.6%	6.7%	-0.4%	-6.4%	-3.0%	-8.9%
<b>2. Growth in Project Area EAV is less than the Village</b>	NA	No	Yes	No	No	Yes
Consumer Price Index (CPI)	\$207	\$215	\$215	\$218	\$225	\$230
% Change	2.5%	3.9%	0%	1.4%	3.2%	2.2%
<b>3. Rate of increase compared to the CPI</b>	NA	No	Yes	Yes	Yes	Yes

Source: Village of Westmont.

## CONCLUSION

Based on the findings contained herein, **the Project Area as a whole qualifies as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:**

1. Age of Structure
2. Deterioration
3. Structures below minimum code standards
4. Lack of community planning
5. Inadequate utilities
6. Decline in equalized assessed value (EAV)

In addition, nearly all of the parcels in the Project Area exhibit at least one defect as defined by the criteria established in the Act. As a result, these factors act in combination with one another, reinforce the negative effects of the other factors. For example, a property owner may be less likely to invest in maintenance for an obsolete building, which may lead to deterioration, which further inhibits investment. In turn, investment in neighboring properties is inhibited in this environment of decay.

Therefore, while not every parcel or block exhibits every factor, the combination of the factors throughout the Project Area has a significant impact. Due to the negative effect on the public safety and welfare caused by these factors, the Project Area is eligible as a conservation area providing the conditions necessary for public intervention in order that redevelopment might occur.

# Appendix B – CBD TIF Housing Impact Study

## **TABLE OF CONTENTS**

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INTRODUCTION .....	1
PART I: HOUSING INVENTORY .....	2
Methodology and source of data .....	2
Number of Residents and Housing Characteristics .....	4
Residential Population .....	4
Type of Residential Units.....	4
Number of Bedrooms.....	5
Inhabited Units.....	5
Units with Kitchen and Plumbing Facilities .....	6
Racial and Ethnic Composition.....	6
Economic Composition.....	7
PART II: RELOCATION PLANS.....	8
Residential Units Which May be Displaced .....	8
Availability of Replacement Housing.....	8
Village's Plan for Relocation Assistance and Type and Extent of Relocation Assistance .....	9

## INTRODUCTION

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As described in the Central Business District Redevelopment Plan and Eligibility Study, officials of the Village of Westmont have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the Central Business District area, the Village has decided to utilize Tax Increment Financing (TIF) as one of several potential financial tools to facilitate redevelopment.

As a part of the feasibility study for a proposed TIF district, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the “Act”) stipulates that a Housing Impact Study must be prepared when:

*“...the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and no certification is made [that the redevelopment plan will not result in displacement of residents], then the municipality shall prepare, as part of the separate feasibility report required by subsection (a) of Section 11-74.4-5, a housing impact study. (Section 11-74.4-3(n)(5))”*

The Westmont Central Business District redevelopment project area contains an estimated 342 residential units, which exceeds the 75 unit threshold and thus requires completion of a Housing Impact Study. This estimate is based on field surveys, 2010 census data from the U.S. Census Bureau and the American Community Survey. While no specific plans are currently in place, some of these units may be displaced in order to facilitate redevelopment opportunities. Therefore, the Village of Westmont has prepared this report to satisfy the requirements of Section 11-74.4-3(n)(5).

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey, and 2010 census data review conducted as part of the eligibility analysis for the Project Area. A good faith estimate and determination of the type and number of residential units within each building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from the Village of Westmont, data from the 2010 U.S. Census Bureau and the 2006-2010 American Community Survey 5-Year Estimates.

## PART I: HOUSING INVENTORY

The Act stipulates specific information that must be provided in a Housing Impact Study. According to the Act, Part I of the Housing Impact Study shall include:

*“(i) data as to whether the residential units are single family or multi-family units, (ii) the number and type of rooms within the units, if that information is available, (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.”*

### Methodology and source of data used in the Housing Impact Study

The data used in this housing impact study include field notes from site visits conducted by Teska Associates, Inc., information provided by the Village of Westmont, 2010 United States Census data, as well as data from the American Community Survey. The field notes/observations were used to calculate the number and type of residential units. For information with respect to population, demographics and economic conditions the 2010 U.S. Census data was used. However, this data is only available at the Census Tract<sup>1</sup> or Block Group<sup>2</sup> level. According to the U.S. Census Bureau, Census Tracts usually have between 2,500 and 8,000 persons and are designed to be homogeneous with respect to population characteristics, economic status, and living conditions. Hence, these characteristics for the TIF study area were calculated as a percentage of the parcel area within each census tract or block group for which information was available.

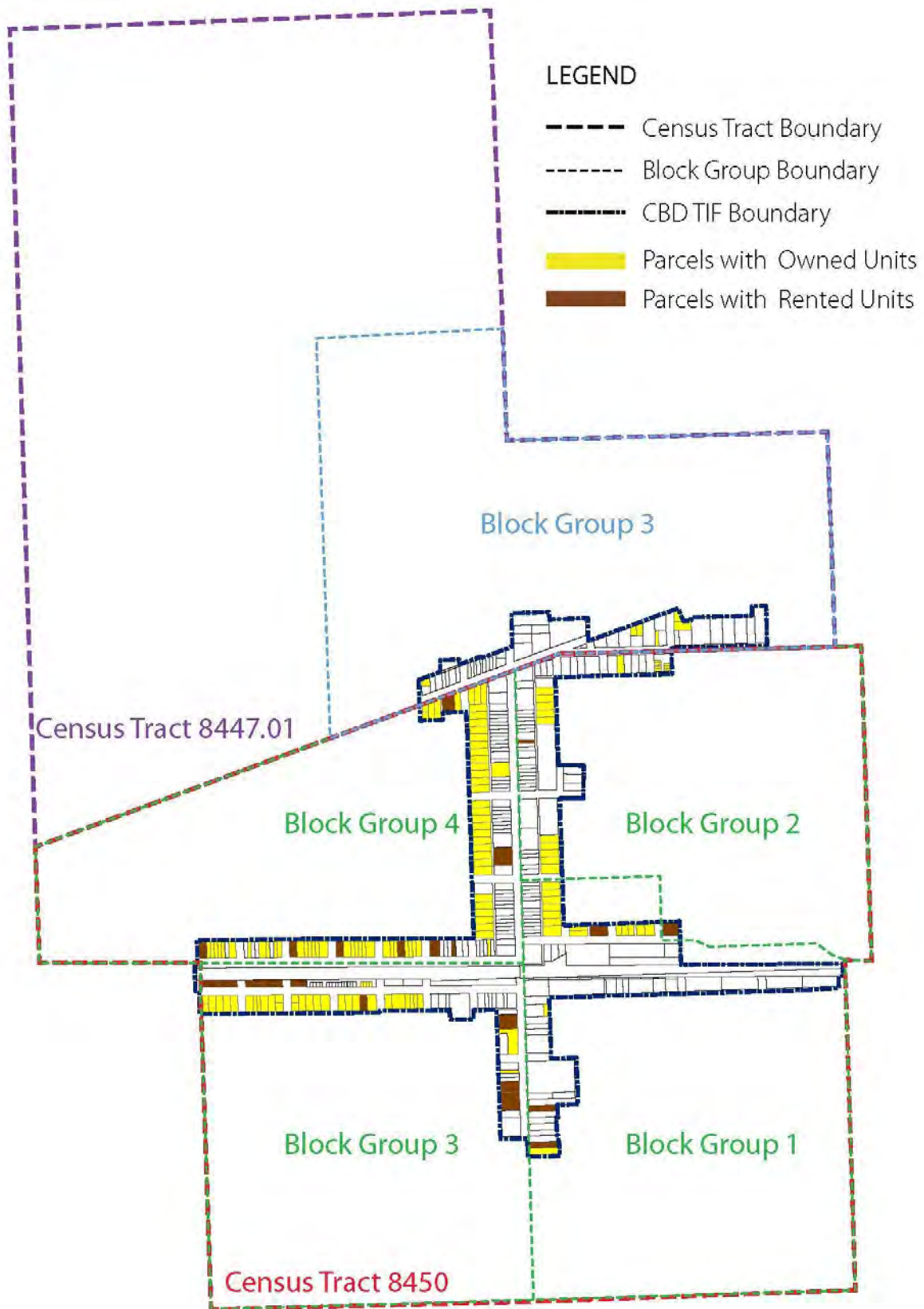
The CBD TIF study area falls under the following five (5) block groups in Census Tracts 8447.01 and 8450, and the corresponding percentage of the CBD TIF parcels within each Census Tract and Block Group is listed in Table 1.

Table 1: Percentage of parcel area calculated for each Census Tract and Block Group for the CBD TIF

	Percentage of parcel area included in the CBD TIF	
	Block Group	Census Tract
<b>Census Tract 8447.01</b>		<b>1.33%</b>
Census Tract 8447.01, Block Group 3	3.60%	
<b>Census Tract 8450</b>		<b>20.14%</b>
Census Tract 8450, Block Group 1	19.20%	
Census Tract 8450, Block Group 2	13.47%	
Census Tract 8450, Block Group 3	23.30%	
Census Tract 8450, Block Group 4	23.83%	

<sup>1</sup> Census Tracts are small, relatively permanent statistical subdivisions of a county and is defined for the purpose of taking a census.

<sup>2</sup> A Block Group is a combination of census blocks. A census block is the smallest entity for which the Census Bureau collects and tabulates census data.



Sketch of the CBD TIF area showing the Census Tract and Block Group boundaries.

## NUMBER OF RESIDENTS AND HOUSING CHARACTERISTICS

The **number of residential units** in the Central Business District TIF study area is 342 units based on field note calculations and parcel information from the Downers Grove Township Assessor's office website (as of September 25th, 2012). The map above shows the location of these residential units and the corresponding census tract and block group boundaries.

### Residential population

To estimate the number of residents within this study area, the number of units and the average household size was used. This method estimated that the number of residents in the CBD TIF study area was 876 and is summarized in the table below.

Table 2 : Estimated Number of Residents

	Number of Housing Units	Number of Residents
CBD TIF area within Census Tract 8447.01	6	16*
CBD TIF area within Census Tract 8450	336	860**
<b>Total number of residents</b>		<b>876</b>

\*Average Household size of 2.63 used for census tract 8447.01

\*\*Average Household size of 2.56 used for census tract 8450

Source: 2010 U.S. Census data at the census tract level

### Type of Residential Units

As defined by the Census Bureau, a single-family unit<sup>3</sup> can be a detached unit (single-unit housing structure with open space on all four sides) or an attached unit (single-unit housing structure that has one or more unbroken walls extending from ground to roof separating it from adjoining structures, such as a townhouse). Multi-family units on the other hand are defined as housing units contained in multi-unit structures, such as apartment buildings. Field observations and information from the DuPage County Assessor's website was used to estimate the type of dwelling units within the study area.

Table 3 below summarizes the type of residential units for the CBD TIF area.

Table 3: Estimated Dwelling Units by Type

Type	Number of Units within the Central Business District Area	Percentage of the Central Business District Area Total
Single Family	133	38.9%
Multi-Family	209	61.1%
Total	342	100.0%

Source: Field survey by Teska Associates, Inc. and parcel information from the Downers Grove Township Assessor's office website (updated as of September 25<sup>th</sup>, 2012)

3 Source - <http://www.census.gov/population/pop-profile/dynamic/housing.pdf>

## Number of bedrooms

Table 3 shows the estimated number of bedrooms in the residential units of the CBD TIF Area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom. Field note calculations and parcel information from the Downers Grove Township Assessor's office website (as of September 25<sup>th</sup>, 2012) was used to estimate the number of bedrooms in each unit and is summarized in Table 4 below.

Table 4: Estimated Number of Bedrooms per Dwelling Unit

Number of Bedrooms*	Number of Units (CBD TIF area)
0	2
1	127
2	177
3	32
4 or more	4
Total	342

Source: Field survey by Teska Associates, Inc., Village of Westmont, DuPage County Assessor's website

\* Where bedroom numbers were not known, the unit area was used to determine the approximate number of bedrooms using the following rule of thumb-

- ♦ less than 800sf - 1 bedroom
- ♦ 800sf to 1,150sf – 1 bedroom
- ♦ 1,150sf to 2,000sf – 2 bedrooms
- ♦ 2,000sf to 3,850sf – 3 bedrooms
- ♦ 3,850sf – 4 or more bedrooms

## Inhabited Units

The occupancy status of the residential units in the study area must be determined not less than 45 days prior to the adoption of the ordinance or resolution fixing the time and place for the public hearing. The Village of Westmont adopted an ordinance fixing the time and place for a public hearing on February 4<sup>th</sup>, 2013, and the occupancy status of the residential units was determined on December 5<sup>th</sup>, 2012. As of that date, using a percentage of the occupancy and vacancy data from the 2010 U.S. Census, an estimated 7% of units in the CBD TIF Area were determined to be vacant or uninhabited with 315 residential units in the Project Area estimated to be occupied or inhabited, as shown in Table 5:

Table 5: Estimated Number of Inhabited Units

Block Group Number	Number of CBD TIF Area Units	
	Occupied*	Vacant*
Census Tract 8447.01, Block Group 3	6	0
Census Tract 8450, Block Group 1	27	2
Census Tract 8450, Block Group 2	28	2
Census Tract 8450, Block Group 3	126	11
Census Tract 8450, Block Group 4	129	11
<b>Total occupied units in CBD TIF area</b>	<b>316 (93%)</b>	<b>25 (7%)</b>

\*These numbers were estimated based on the 2010 U.S. Census data for occupancy and vacancy at the block group level. These percentages were used to calculate the corresponding number of units for the CBD TIF area within each block groups that were inhabited. Source: Teska Associates Field Survey and 2010 U.S. Census.

## Units with Kitchen and Plumbing Facilities

Table 6 shows the estimated number of conventional residential units in the CBD TIF Area with kitchen facilities and plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water; (2) a range, cook top and convection or microwave oven, or cook stove; and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. Complete plumbing facilities as defined by the Census Bureau include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

To estimate these facilities within each residential unit for the CBD TIF area, the 'physical housing characteristics for occupied housing units' as determined by the '2006-2010 American Community Survey 5-Year Estimates' was used and is summarized in table 6 below.

*Table 6: Estimated Number of Units with Kitchen and Plumbing Facilities*

	<b>Census Tract 8447.01</b>	<b>Census Tract 8450</b>
Percentage of <b>occupied units</b> in the census tract*	94.8%	92.8%
<b>Estimated number of occupied units within the CBD TIF area</b>	6	312
Percentage of units that have kitchen facilities*	100%	99.3%
<b>Number of units that have kitchen facilities within the CBD TIF area**</b>	6	310
Percentage of units that have plumbing facilities*	100%	100%
<b>Number of units that have plumbing facilities within the CBD TIF area**</b>	6	312

\* As per the 2006-2010 American Community Survey 5-Year Estimate

\*\* This estimate is for occupied residential units only

## Racial and Ethnic Composition

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent federal census data. As noted in the earlier section on 'Residential population', there are an estimated 874 residents in the Central Business District Area. The racial and ethnic composition is available from the 2010 United States Census at the block group level. Table 7 lists the race and ethnic background of residents of the five (5) block groups, and estimates the racial and ethnic composition of the estimated 874 residents of the Central Business District TIF Area:

Table 7: Estimated Racial and Ethnic Composition of Residents

	Residents of all 5 Block Groups (2010 Census)	Percentage for all 5 Block Groups (2010 Census)	Estimated Number of Residents within the Central Business District TIF Area**
<b>RACE</b>			
White Only	5,691	89.4%	783
Black or African American Only	153	2.4%	21
American Indian and Alaskan Native Only	23	0.4%	3
Asian Only	233	3.7%	32
Native Hawaiian and Other Pacific Islander Only	0	0.0%	0
Other Single Race	141	2.2%	19
Two or More Races	124	1.9%	17
<i>Total</i>	<i>6,365</i>	<i>100.0%*</i>	<i>876</i>
<b>ETHNIC COMPOSITION</b>			
Hispanic or Latino (Any Race)	565	8.9%	78

Source: 2010 Census, US Bureau of the Census

\* Numbers may not add due to rounding

\*\* Estimated residential population of 876 for the CBD TIF area was used for this calculation

## Economic Composition

The median household income (in 2011 inflation adjusted dollars) for the Village of Westmont was \$60,543<sup>4</sup>. Using the percentage of income ranges for very low, low, and moderate income for the Village, the CBD TIF area has approximately 61.7% of the households in this income range.

Table 8: Study Area Very Low, Low Income, and Moderate Household Income Level and percentage of such households within the CBD TIF study area

Median Household Income Level	Household Size of 4	% of Households within Study Area <sup>8</sup>	Total % of Households within Study Area <sup>8</sup>
<b>Very Low to Low Income</b>	<b>\$48,434</b>	<b>41%</b>	
<i>Very Low Income</i> <sup>5</sup>	<i>\$30,272</i>	<i>23.5% approximately</i>	
<i>Low Income</i> <sup>6</sup>	<i>\$48,434</i>	<i>17.5 % approximately</i>	<b>61.7%</b>
<b>Moderate Income</b> <sup>7</sup>	<b>\$72,562</b>	<b>20.7%</b>	

<sup>4</sup> Based on the 2007-2011 American Community Survey 5-Year Estimate for household in the Village of Westmont, the median household income is \$60,543.

<sup>5</sup> Definition of Very Low Income Household as Defined by the Illinois Affordable Housing Act: "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence.

<sup>6</sup> Definition of Low Income Household as Defined by the Illinois Affordable Housing Act: "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence.

<sup>7</sup> "Moderate income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80% but less than 120% of the median income of the area of residence.

<sup>8</sup> The percentages of the study area households that qualify as very low, low, and moderate income were determined by using the same percentages for the rest for the Village as defined by the 2010 U.S. Census.

## PART II: RELOCATION PLANS

The Act specifies that the second part of a housing impact study must:

*“...identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.”*

### Residential Units Which May be Displaced

The Redevelopment Plan indicates that no inhabited residential units are targeted for acquisition at this time. However, as provided by the Central Business District Redevelopment Plan, residential units may be displaced from the Central Business District TIF Area in order to facilitate potential redevelopment opportunities. The most likely areas for redevelopment of existing residential units would be the parcels along Burlington Street, Quincy Street, Lincoln Avenue, Cass Ave, Linden Avenue, Grant Street, Naperville Road and Chicago Avenue within the CBD TIF area. Based on field notes and U.S. Census data, there are approximately 277 residential units that may be impacted, excluding a total of 36 residential units in condominium buildings and 29 units in townhomes or duplexes developed within the last 12 years. Table 9 lists the number and type of units that may be relocated in the future. The removal of any of these buildings containing residential units and any displacement of residents of inhabited units will be done within the intent of the Central Business District Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

Table 9: Number and type of units that may be relocated (maximum)

Housing Type	Number of Such Units that may be relocated
4+ Bedroom Single Family Home	4
3 Bedroom Single Family Home	19
2 Bedroom Single Family Home	59
1 Bedroom Single Family Home	66
3 Bedroom Apartment	6
2 Bedroom Apartment	85
1 Bedroom Apartment	61
Efficiency Apartment	2

### Availability of Replacement Housing

As per the site visit notes, approximately 55.3% of the housing units in the Central Business District Area are owner occupied. Conversely, approximately 44.7% of housing units are renter occupied. Using the calculated vacancy rate of 7.3% (based on the 2010 U.S Census) of the occupied housing units, 176 units are owner occupied, while 142 units are renter occupied. Therefore, both for-sale and for-rent units are considered for potential replacement housing.

Table 10: Owner vs. Renter Occupancy

	Type of Occupancy for the units
Total Housing Units	342
Vacant Units	<b>318 (7.3%)</b>
Occupied housing units	
Owner Occupied	<b>176 (55.3%)</b>
Renter Occupied	<b>142 (44.7%)</b>

Source: Site Visit and 2010 U.S. Census

Real estate listings were examined in areas in proximity to the Central Business District Area along Cass Ave. in the Village of Westmont, IL.. as well as along the western portion of the Village of Clarendon Hills, IL.. The median sales price for these homes surrounding the Westmont Central Business District (CBD) for January 2013 was \$265,563. Listings were obtained for homes with list prices approximately equivalent to the market values of homes which may be displaced. The location, type, and cost of possible replacement housing units in these areas are shown in Table 11 and 12. The information presented is based on classified advertisements from *Trulia.com* during January 2013. If relocation for displaced residents of the Westmont Central Business District is required, there are similar priced single-family homes and rental units available in within the vicinity including the municipalities of Clarendon Hills, Willowbrook, Downers Grove, and Hinsdale.

*Table 11: Real Estate for Sale Near Central Business District Area Vicinity*

<b>Housing Type</b>	<b>Location</b>	<b>Price</b>
4 Bedroom Single Family Home	32 N. Wilmette Westmont, IL.	\$479,000
4 Bedroom Single Family Home	210 W. Chicago Ave. Westmont, IL.	\$550,000
3 Bedroom Single Family Home	148 N. Hudson St. Westmont, IL.	\$184,000
3 Bedroom Single Family Home	4815 Cumnor Rd. Westmont, IL.	\$315,000
2 Bedroom Single Family Home	211 E. Traube Ave., Westmont, IL.	\$239,000
2 Bedroom Single Family Home	553 Willowcreek Ct. Clarendon Hills, IL	\$124,900
1 Bedroom Single Family Home	118 W. 67 <sup>th</sup> St. Westmont, IL.	\$138,500
1 Bedroom Single Family Home	416 S. Linden Ave. Westmont, IL.	\$95,000

*Source: Trulia.com*

*Table 12: Real Estate for Rent Near Central Business District Area Area Vicinity*

<b>Housing Type</b>	<b>Location</b>	<b>Rent</b>
1-3 Bedroom Apartments	270 Oxford Ave, Clarendon Hills, IL.	\$2,100/mo
1-3 Bedroom Apartments	264 Woodstock Ave, Clarendon Hills, IL.	\$2,200/mo
1-2 Bedroom Apartments	119 W. Quincy St., Westmont, IL.	\$2,200/mo
1-2 Bedroom Apartments	36 S. Cass Ave., Westmont, IL.	\$2,000/mo
Efficiency-1 Bedroom Apartments	1128 S. Williams St., Westmont, IL	\$770/mo
Efficiency-1 Bedroom Apartments	200 W. 60 <sup>th</sup> St., Westmont, IL.	\$873/mo

*Source: Trulia.com*

#### Village's Plans for Relocation Assistance and Type and Extent of Relocation Assistance

The Village of Westmont may provide relocation assistance to residents displaced by this Redevelopment Plan. Such assistance may include reimbursement for actual reasonable expenses for moving, including real estate transaction costs up to 8% of the value of the replacement housing unit. In addition, to the extent that any removal or displacement will affect households of low-income and very low-income persons, the City will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations there under, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the Village shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area.

For the purposes of this Housing Impact Study, “low-income households”, “very low-income households,” and “affordable housing” shall have the meanings set forth in the Illinois Affordable Housing Act. As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937 (“Section 8”); (ii) “very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD for the purposes of Section 8 of the United States Housing Act of 1937; and (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

## **APPENDIX C – 2011 EQUALIZED ASSESSED VALUATIONS FOR THE CBD TIF AREA (TABLE 3)**

***Table 3: 2011 Equalized Assessed Valuations***

	PIN number	2012 EAV		PIN number	2012 EAV
1	0909221015	\$208,530	40	0909219020	\$24,260
2	0909221016	\$59,800	41	0909219021	\$64,700
3	0909221017	\$172,880	42	0909220016	\$69,640
4	0909221018	\$17,810	43	0909220017	\$35,680
5	0909221021	\$21,790	44	0909220018	\$40,980
6	0909221022	\$19,020	45	0909220019	\$97,230
7	0909221023	\$110,540	46	0909220020	\$11,180
8	0909216019	\$56,810	47	0909220021	\$46,120
9	0909216020	\$11,180	48	0909220022	\$39,490
10	0909216022	\$128,500	49	0909220023	\$48,900
11	0909216023	\$35,200	50	0909223001	\$87,030
12	0909216024	\$35,200	51	0909223002	\$87,030
13	0909216025	\$35,200	52	0909224001	\$87,100
14	0909216026	\$35,200	53	0909224002	\$0
15	0909216027	\$117,830	54	0909225001	\$0
16	0909216028	\$118,370	55	0909400002	\$61,040
17	0909216029	\$0	56	0909400003	\$45,820
18	0909216030	\$0	57	0909400004	\$49,960
19	0909217016	\$11,180	58	0909400005	\$55,160
20	0909217017	\$33,830	59	0909400018	\$83,420
21	0909217018	\$11,180	60	0909400019	\$82,020
22	0909217019	\$11,120	61	0909401001	\$54,760
23	0909217020	\$55,040	62	0909401002	\$38,850
24	0909217021	\$20,460	63	0909401003	\$17,540
25	0909217022	\$11,180	64	0909401004	\$79,380
26	0909217023	\$48,670	65	0909401020	\$99,660
27	0909217024	\$37,640	66	0909401021	\$100,580
28	0909218016	\$99,030	67	0909402002	\$69,640
29	0909218017	\$55,050	68	0909402003	\$24,350
30	0909218018	\$50,090	69	0909402004	\$61,650
31	0909218019	\$30,870	70	0909402005	\$76,810
32	0909218021	\$52,980	71	0909402019	\$108,770
33	0909218022	\$108,130	72	0909402020	\$108,570
34	0909218023	\$29,950	73	0909403001	\$73,970
35	0909219015	\$92,340	74	0909403002	\$59,840
36	0909219016	\$60,430	75	0909403003	\$55,170
37	0909219017	\$38,190	76	0909403004	\$173,420
38	0909219018	\$36,420	77	0909403005	\$77,790
39	0909219019	\$33,220	78	0909404001	\$62,250

	PIN number	2012 EAV
79	0909404004	\$50,320
80	0909404005	\$32,620
81	0909404006	\$87,250
82	0909404007	\$47,180
83	0909404020	\$274,970
84	0909429001	\$55,300
85	0909429002	\$55,300
86	0909406001	\$153,660
87	0909406002	\$31,910
88	0909406003	\$62,880
89	0909407008	\$0
90	0909407015	\$80,130
91	0909407016	\$298,410
92	0909414011	\$148,740
93	0909414012	\$65,820
94	0909414013	\$34,410
95	0909414014	\$88,100
96	0909414015	\$238,520
97	0909414016	\$302,650
98	0909414021	\$133,090
99	0910306005	\$101,830
100	0910306006	\$0
101	0910306007	\$0
102	0910306008	\$0
103	0910306009	\$116,200
104	0910306010	\$118,780
105	0910306011	\$60,320
106	0910306012	\$69,100
107	0910303001	\$173,860
108	0910303002	\$119,210
109	0910303003	\$81,860
110	0910303004	\$209,800
111	0910303008	\$66,480
112	0910303051	\$393,710
113	0910300014	\$318,530
114	0910300008	\$23,700
115	0910300009	\$16,020
116	0910300010	\$162,850
117	0910300012	\$40,180
118	0910300013	\$90,500

	PIN number	2012 EAV
119	0910300015	\$31,400
120	0910300016	\$4,410
121	0910301001	\$128,340
122	0910301002	\$76,060
123	0910302001	\$0
124	0910302002	\$0
125	0910120009	\$0
126	0910120010	\$113,790
127	0910120017	\$0
128	0910120035	\$0
129	0910113008	\$52,590
130	0910113009	\$118,260
131	0910113016	\$207,770
132	0910114013	\$52,350
133	0910114014	\$45,740
134	0910114015	\$64,290
135	0910114016	\$57,400
136	0910114017	\$93,970
137	0910115007	\$154,810
138	0910112001	\$74,980
139	0910112002	\$138,380
140	0910112003	\$33,720
141	0910112004	\$98,650
142	0910112005	\$68,060
143	0910112006	\$161,180
144	0910112015	\$59,760
145	0910112016	\$55,320
146	0910112017	\$203,530
147	0910112018	\$72,990
148	0910112019	\$117,440
149	0910112020	\$54,050
150	0910112021	\$72,778
151	0910120001	\$0
152	0910120003	\$87,590
153	0910120033	\$0
154	0910120034	\$74,340
155	0909222001	\$40,470
156	0909222002	\$0
157	0909222003	\$69,340
158	0909222004	\$55,650

	PIN number	2012 EAV
159	0909222005	\$85,150
160	0909222006	\$91,490
161	0909222007	\$79,740
162	0909222008	\$59,300
163	0909222009	\$105,370
164	0909222010	\$82,140
165	0909222011	\$26,640
166	0909222012	\$63,620
167	0909222013	\$184,340
168	0909222014	\$107,460
169	0909222015	\$91,970
170	0909222016	\$70,760
171	0909222017	\$62,180
172	0909222018	\$78,410
173	0909215001	\$87,680
174	0909215002	\$67,620
175	0909215003	\$53,190
176	0909215004	\$70,660
177	0909215005	\$60,310
178	0909215006	\$67,360
179	0909215007	\$73,050
180	0909215008	\$69,870
181	0909215009	\$52,990
182	0909215010	\$87,560
183	0909215011	\$147,970
184	0909215012	\$83,940
185	0909215013	\$90,440
186	0909215014	\$34,150
187	0909215015	\$59,330
188	0909215016	\$112,510
189	0909215017	\$34,150
190	0909215018	\$93,670
191	0909215023	\$525,180
192	0909215024	\$117,750
193	0909215025	\$312,840
194	0910108007	\$67,420
195	0910108008	\$110,160
196	0910108009	\$152,630
197	0910108010	\$0
198	0910108011	\$0

	PIN number	2012 EAV
199	0910108014	\$80,860
200	0910108015	\$0
201	0910108016	\$76,270
202	0910108017	\$92,770
203	0910108018	\$117,310
204	0910108019	\$868,950
205	0909211005	\$61,850
206	0909211006	\$72,920
207	0909211007	\$60,960
208	0909211008	\$55,850
209	0909211009	\$75,360
210	0909211010	\$69,050
211	0909211011	\$58,090
212	0909211012	\$86,050
213	0909211013	\$90,020
214	0909211014	\$75,890
215	0909211015	\$46,200
216	0909211019	\$33,820
217	0909211020	\$33,820
218	0909211021	\$33,820
219	0909211022	\$97,860
220	0909211023	\$0
221	0909211024	\$108,240
222	0909211025	\$79,580
223	0909211026	\$33,820
224	0909211027	\$140,690
225	0909211028	\$33,850
226	0909211029	\$33,820
227	0909211030	\$134,580
228	0909211031	\$70,590
229	0909211035	\$78,240
230	0909211036	\$119,420
231	0909211037	\$99,680
232	0909211038	\$34,130
233	0909228001	\$55,600
234	0909228002	\$55,600
235	0909228003	\$46,500
236	0909228004	\$55,600
237	0909228005	\$92,380
238	0909228006	\$92,380

	PIN number	2012 EAV
239	0909228007	\$91,660
240	0909228008	\$92,380
241	0909228009	\$92,380
242	0909228010	\$92,380
243	0909228011	\$92,380
244	0909228012	\$92,380
245	0909228013	\$82,940
246	0909228014	\$92,380
247	0909228015	\$92,380
248	0909228016	\$92,380
249	0910100006	\$33,720
250	0910100007	\$139,170
251	0910100008	\$114,620
252	0910100009	\$65,700
253	0910100010	\$33,720
254	0910100011	\$33,720
255	0910100012	\$187,780
256	0910100013	\$146,850
257	0910100014	\$33,720
258	0910100015	\$33,720
259	0910100016	\$175,550
260	0910100017	\$0
261	0910100018	\$0
262	0910100019	\$0
263	0910100020	\$0
264	0910100021	\$54,340
265	0910100022	\$65,280
266	0910100023	\$99,200
267	0910100024	\$33,720
268	0909210002	\$57,310
269	0909210003	\$0
270	0909210004	\$197,730
271	0909210005	\$105,650
272	0909210027	\$76,590
273	0909210028	\$75,810
274	0909211001	\$45,040
275	0909211002	\$56,450
276	0909211004	\$46,560
277	0909211017	\$160,880
278	0909211018	\$239,430

	PIN number	2012 EAV
279	0909211039	\$238,060
280	0909211040	\$88,700
281	0910100001	\$131,530
282	0910100002	\$158,020
283	0910100025	\$87,180
284	0910100026	\$104,670
285	0910100027	\$118,460
286	0910100028	\$38,260
287	0910100029	\$77,130
288	0910100030	\$170,290
289	0910100031	\$78,010
290	0910100032	\$83,500
291	0910100033	\$61,220
292	0910100037	\$381,290
293	0910101001	\$125,400
294	0910101002	\$29,330
295	0910101003	\$65,580
296	0910101004	\$180,210
297	0910102001	\$93,890
298	0910102002	\$48,580
299	0910102003	\$92,740
300	0910102004	\$125,240
301	0910102005	\$91,620
302	0903312006	\$16,890
303	0903312013	\$76,780
304	0903312014	\$228,880
305	0903312015	\$53,890
306	0903313006	\$85,720
307	0903313007	\$85,720
308	0903313008	\$108,390
309	0903313010	\$414,020
310	0903314010	\$109,150
311	0903311001	\$53,230
312	0903311002	\$67,780
313	0903311003	\$93,890
314	0903311004	\$59,740
315	0903311005	\$37,030
316	0903311006	\$69,050
317	0903311007	\$127,970
318	0903311008	\$49,210

	PIN number	2012 EAV
319	0903311009	\$50,760
320	0903311010	\$64,810
321	0903308008	\$46,260
322	0903308019	\$946,680
323	0903308022	\$179,740
324	0903308025	\$24,610
325	0903308026	\$26,150
326	0903308037	\$37,270
327	0903308038	\$305,010
328	0903310001	\$590
329	0909204003	\$25,140
330	0909204004	\$63,970
331	0909204005	\$16,860
332	0909204006	\$56,000
333	0909204007	\$28,100
334	0909204008	\$28,100
335	0909204009	\$28,100
336	0909204010	\$28,100
337	0909204011	\$38,320
338	0909204013	\$112,010
339	0909203005	\$45,460
340	0909203006	\$35,310
341	0909203008	\$39,690
342	0909203009	\$47,910
343	0909203010	\$53,460
344	0909203011	\$14,310
345	0909203012	\$14,310
346	0909203013	\$99,290
347	0909203014	\$111,930
348	0909203015	\$2,220
349	0909222019	\$128,200
350	0909222020	\$103,330
351	0909222021	\$101,590
352	0909222022	\$76,840
353	0909222023	\$112,140
354	0909222024	\$34,490
355	0909222025	\$147,260
356	0909222026	\$130,420
357	0909222027	\$354,330
358	0909226023	\$4,050

	PIN number	2012 EAV
359	0909226024	\$4,050
360	0909226025	\$4,050
361	0909226026	\$4,050
362	0909226027	\$4,050
363	0909226028	\$4,050
364	0909226029	\$4,050
365	0909226030	\$4,050
366	0909226031	\$4,050
367	0909226032	\$4,050
368	0909226033	\$4,050
369	0909226034	\$4,050
370	0909226035	\$4,050
371	0909226036	\$4,050
372	0909226037	\$56,050
373	0909226038	\$56,430
374	0909226039	\$159,180
375	0909226040	\$176,320
376	0909226041	\$1
377	0909227001	\$0
378	0909227002	\$0
379	0909406022	\$0
380	0909407001	\$146,900
381	0909407002	\$0
382	0909407003	\$95,570
383	0909407004	\$97,560
384	0909407007	\$106,660
385	0909407022	\$122,080
386	0909407023	\$380,720
387	0909414022	\$345,570
388	0909430001	\$64,610
389	0909430002	\$64,610
390	0909430003	\$64,620
391	0909430004	\$64,600
392	0909430005	\$64,630
393	0909430006	\$64,610
394	0909430007	\$64,620
395	0909430008	\$120,400
396	0909430009	\$64,610
397	0909430010	\$64,610
398	0909430011	\$64,620

	PIN number	2012 EAV
399	0909430012	\$64,600
400	0909430013	\$64,630
401	0909430014	\$64,610
402	0909430015	\$64,620
403	0909430016	\$64,620
404	0909430017	\$64,610
405	0909430018	\$64,610
406	0909430019	\$64,610
407	0909430020	\$64,600
408	0909430021	\$64,630
409	0909430022	\$64,610
410	0909430023	\$64,610
411	0909430024	\$64,630
412	0909502004	\$0
413	0909502007	\$0
414	0910100034	\$0
415	0910103043	\$92,070
416	0910103044	\$92,070
417	0910103045	\$92,070
418	0910103046	\$92,070
419	0910103047	\$92,070
420	0910103048	\$92,070
421	0910103049	\$92,070
422	0910103050	\$1
423	0910108006	\$0
424	0910112007	\$33,720
425	0910112008	\$8,400
426	0910112009	\$2,360
427	0910112010	\$79,190
428	0910112011	\$94,460
429	0910112012	\$71,670
430	0910112013	\$88,900
431	0910112014	\$90,960
432	0910300017	\$0
433	0910306001	\$0
434	0910306002	\$0
435	0910306003	\$0
436	0910306004	\$0
437	0910502001	\$0
438	0910502003	\$0

	PIN number	2012 EAV
439	0910502004	\$0
440	0910502005	\$0
441	0910502006	\$0
442	0910502007	\$0
443	0910502008	\$0
444	0910502009	\$0
445	0910502010	\$0
446	0910502011	\$0
447	0910502012	\$0
448	0910502013	\$0
449	0910502014	\$0
450	910101017	\$0
451	910101018	\$0
452	910101019	\$0